

III. COMMUNITY DEVELOPMENT ELEMENT

The Community Development Element addresses topics associated with people and how the Foresthill Divide Community Plan area will develop during the planning period. These topics include Population and Housing, Land Use, Community Design, Public Facilities, and Parks and Recreation. For each of these topics, the Community Development Element provides a statement of purpose, goals and policies, background information, and implementation measures.

A. POPULATION AND HOUSING

I. PURPOSE

The purpose of the Population and Housing section is to discuss historic and projected population growth and to determine present and future housing needs in the Foresthill Divide Community Plan area, with the ultimate goal of providing adequate housing for all economic segments of the community.

The goals, objectives and policies of the Placer County General Plan (PCGP) Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Foresthill Divide Community Plan area. The implementation measures are from the Draft PCGP Housing Element.



Population projections provided by outside agencies may not accurately reflect actual conditions in the Foresthill Divide. As Placer County continues to grow at record rates, the unincorporated areas will absorb growth from individuals and families seeking rural lifestyles. Depending upon the growth rate experienced by the Plan area, the Foresthill Divide could experience up to a 70 percent population increase within the next 10 years. Regional housing opportunities must be available to people of all economic backgrounds.

The Housing Element is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a Housing Element by State law are covered in the Placer County General Plan Housing Element. The purpose of the Population and Housing section of the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are of particular interest to residents of the Divide.

2. GOALS AND POLICIES

Goal 3.A.1. Enhance the quality of residential development on the Foresthill Divide.

Policies

- 3.A.1-1 The County shall encourage residential development in Foresthill of high architectural and physical quality, compatible with neighboring land uses.
- 3.A.1-2 The County shall encourage the replacement or renovation of all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and safety codes.

Goal 3.A.2. Provide a continuing supply of affordable housing to meet the needs of existing and future Placer County residents in all income categories.

Policies

- 3.A.2-1 The County shall adopt policies, programs and procedures with the intent of achieving its fair share regional housing allocation, including the numbers of units for each income classification.
- 3.A.2-2 The County shall encourage the construction of second residential units on properties that meet the development standards (e.g., adequate water supply, adequate septic system, etc.) as a means of increasing the supply of affordable housing.
- 3.A.2-3 The County shall encourage the development of a commercial/residential Mixed-Use area in the Core Area to augment the supply of housing and increase affordable housing opportunities on the Foresthill Divide.

Goal 3.A.3. Conserve the current stock of affordable housing on the Foresthill Divide.

Policies

- 3.A.3-1 The County shall continue to make rehabilitation loans to low income households from its Community Development Block Grant (CDBG) program revolving loan funds.
- 3.A.3-2 The County shall continue to apply for CDBG, HOME and other similar State and Federal funding for the purpose of rehabilitating low cost, owner-occupied, and rental housing.
- 3.A.3-3 The County shall encourage private financing of the rehabilitation of housing.
- 3.A.3-4 The County shall discourage the conversion of mobile home parks to other types of housing and to other land uses.
- 3.A.3-5 The County shall require the abatement of unsafe structures, while giving property owners ample time to correct deficiencies. Residents displaced by such abatement should be provided relocation assistance.
- 3.A.3-6 The County will support efforts to convert mobile home parks where residents lease their spaces to parks where residents own their spaces.

3. POPULATION

Foresthill has a long history of human habitation beginning with the Martis people, a tribe of hunter-gatherers who were displaced by the Southern Maidu several thousand years ago. According to the Foresthill Historical Society, in the spring of 1850, large numbers of miners came to the Foresthill Divide in search of gold. By 1880, Foresthill was one of the largest towns in Placer County with a population of 688 persons (Historical U.S. Census Populations of Places, Towns, and Cities in California). After the peak of the Gold Rush, the population began to decline, and by 1890, the population was reduced to 650 persons.

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as in the design of transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the use of population projections, since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area, as witnessed by the history of habitation in Foresthill, can significantly alter the actual growth rate.

According to the California Department of Finance (DOF), Placer County is experiencing the fifth highest percentage increase in growth rate of California counties. The County has an estimated January 1, 2002 population of 264,900, and the growth rate continues to exceed that of the state and the greater Sacramento area. Foresthill and other unincorporated areas will absorb a portion of this growth, but geographical isolation, rugged terrain, and proactive community planning will slow growth to a rate that will not exceed buildout capacity.

Available population data for the Foresthill Divide varies according to the source and the geographical area that it covers. For example, 1990 Census data available for the community of Foresthill shows a total population of 1,409 persons. However, the Foresthill Divide Community Plan covers an area much larger than the Foresthill townsite and Todd's Valley area, where the population is concentrated. Census Tract 202 roughly correlates with, but is larger than, the Plan area; 1990 Census data gives a population of 4,699 persons for this area. However, based on knowledge of the area, the County and the Foresthill Divide Community Plan Team believe that an undercount occurred in the 1990 Census. Estimates from the Sacramento Area Council of Governments (SACOG) show a 1990 population of 3,400. These population counts and projections for Placer County, the unincorporated areas, and the community of Foresthill are shown in Table 3.A-1. The "Regional Analysis District" used by SACOG for Foresthill is smaller than the Community Plan area, but does include the principal population and employment centers.

Table 3.A-1 Population Projections

Geographical Area	Population 1990	Population 2000	Population 2005	Population 2010	Population 2015	Population 2020
Placer County (1)	174,979	248,399	287,401	325,648	358,746	391,245
Unincorporated Area (2,3)	83,475	101,500	101,300	121,400	136,500	148,200
Foresthill (2)	3,400	4,012	4,247	4,399	5,168	5,953

Source: (1) DOF, (2) SACOG, (3) U.S. Census 2000.

The County of Placer estimates the current population of the Plan area to be 5,600 persons. Using a method of extrapolation, based on a percentage of the County unincorporated population, current population estimates and projections have been calculated for the Plan area. In conjunction with the Foresthill Divide Community Plan Team, the County has calculated projected populations through the year 2010. Based on the 1996 population of 5,520, four different growth rate percentages have been imposed to replicate different growth scenarios. Projection A is based on the assumption that the Foresthill Divide area will grow at an annual rate of 1.5 percent, based on the average annual growth rate for the unincorporated area of Placer County. This projection leads to the conclusion that 6,467 people will reside in the Plan area by 2010. Projection B is derived from the Placer County General Plan population projections, and is based upon a variety of assumptions. Table 3.A-2 summarizes this information. This projection would indicate that 7,033 people would reside in the Plan area by 2010. The Community Plan Team has considered additional growth rates of 3 and 4 percent, which would result in 2010 populations of 7,941 and 9,091, respectively. When the Plan area reaches its holding capacity, which occurs when the area is completely built out, the total population is projected to be no more than 13,500 persons.

Table 3.A-2 Growth Scenarios in Plan Area

Population 1996	Percent Growth	Population 2010	Population Increase 1996-2010
A. 5,520	1.5%*	6,467	1,217
B. 5,520	2.11%**	7,033	1,783
C. 5,520	3.00%	7,941	2,691
D. 5,520	4.00%	9,091	3,841

* Average Annual Growth rate for the unincorporated area of Placer County

** Based on Placer County General Plan population Projections for years 2010 and 2040

Source: Placer County Planning Department.

4. HOUSING

As stated in the *General Plan Guidelines*, the local regulation of the housing supply through planning and zoning powers affects the State's ability to achieve the State housing goal of "decent housing and a suitable living environment for every California family," and is an

important influence on housing costs. The regional housing needs allocation process addresses this statewide concern, and reflects shared responsibility among local governments for accommodating the housing needs of all economic levels.

The primary housing type in the Foresthill Divide Community Plan area is the single-family dwelling, with 85 percent of units being of that type. Eleven percent of housing units within the Plan area are mobile homes, and 4 percent are multi-family dwelling units, as shown in Table 3.A-3. The predominance of single-family housing units is a reflection of the demand for this type of housing, the rural character of the Plan area, and the supporting infrastructure. Many people move to the area with their primary employment in the Auburn-Roseville-Sacramento region.



The need for future housing is based on the community's projected population. These increased population figures would indicate a demand for approximately 487 additional housing units by the year 2010 based on Projection A, determined by the average annual growth rate for the unincorporated area of Placer County. Population increase based on Projection B, derived from the historical growth rate experienced within the Plan area from 1990 to 1996, would result in

the need for 713 additional housing units. Slightly higher growth rates would result in the need for 1,076 additional housing units based on Projection C, and 1,536 additional housing units based on Projection D, as illustrated in Table 3.A-4. The population figure used in Table 3.A-4 corresponds to the figure used by Placer County and the Community Plan Team for the Foresthill Divide Community Plan.

Table 3.A-5 indicates that as many as 118 additional mobile home park units will be needed in the Plan area by 2010, and up to 43 units of multi-family housing will be needed as well. Single family housing will continue to be the dominant housing type, and assuming a 3 percent growth rate, 915 additional units will be needed.

As mandated by the State of California, Placer County is required to demonstrate a commitment to accommodate its fair share of affordable housing as determined by the appropriate regional housing need. This regional housing needs allocation has been determined by the Sacramento Area Council of Governments (SACOG) for the period between 2000 and 2007, and is shown in Table 3.A-6. The housing need identified here is for the Foresthill Divide Community Plan area.

Because the majority of working residents commute off the Foresthill Divide for work, the Plan area is affected by a jobs-housing imbalance. This means that the majority of residents must leave the community for work, thus creating an imbalance within the local community. Most California communities seek a jobs-housing balance, and some have adopted strict policies in

order to accomplish this. A parity between the number of jobs and the number of employed residents is the most reliable way of minimizing work-related travel, especially if residents' skills, job requirements, and the cost and availability of housing can be closely matched. Ongoing efforts to increase employment opportunities for residents of the Foresthill Divide will benefit and strengthen the local economy and community.

Table 3.A-3 Foresthill Divide Housing Types, 1996

Housing Type	Housing Units	Vacant Units	Occupied Units
Single Family Dwelling	1,743	87	1,656
Multi-Family (2-4)	90	5	85
Mobile Home Park	222	11	211
TOTAL	2,055	103	1,952

NOTE: These figures were derived from the 1990 census and the number of building permits issued within census tract 202 between 1990 and 1996. These figures assume that all the building permits issued resulted in the construction of a new dwelling unit.

VACANCY RATE: The 1990 census indicated a vacancy rate of 17.35% for census tract 202. This appeared to be a very high rate for an area that is not considered a resort community. A vacancy rate of 5% represents a more common vacancy rate for a non-resort community.

Source: Placer County Planning Department.

Table 3.A-4 Projected Foresthill Divide Housing Need

Population 1996	Percent Growth	Population 2010	Population Increase 1996-2010	Average Household Size	# of New Units Needed
A. 5,520	1.5%*	6,467	1,217	2.5**	487
B. 5,520	2.11%***	7,033	1,783	2.5	713
C. 5,520	3.00%	7,941	2,691	2.5	1,076
D. 5,520	4.00%	9,091	3,841	2.5	1,536

* Average Annual Growth rate for the unincorporated area of Placer County

(Source: Placer County General Plan Background Report)

** This is the figure used in the Placer County Housing Element for population projections for the years 2010 and 2040 (Source: Placer County General Plan Background Report)

*** Historical Growth rate experienced in the FDCP area between 1990 and 1996 (Source: SACOG)

Source: Placer County Planning Department.

Table 3.A-5 Projected Foresthill Divide Housing Need by Housing Type

% of Housing Type	Existing Housing Type	Units 1996	Additional Units 2020		
			1.5% Growth	2.1% Growth	3.0% Growth
85%	Single Family	1,743	414	606	915
11%	Mobile Home Park	222	54	78	118
4%	Multi-Family	90	19	29	43
TOTAL		2,055	487	713	1,076

Source: Placer County Planning Department.

Table 3.A-6 Unincorporated Placer County Regional Housing Allocation, 2000-2007

Income Category	Annual Income*	Monthly Housing Costs	2000-2007** Additional Housing Units Needed for Plan Area
Very Low	\$19,700-\$30,400	\$493-\$760	69
Low	\$31,550-\$48,650	\$789-\$1,216	52
Moderate	\$39,400-\$60,800	\$985-\$1,520	67
Above Moderate	\$47,300-\$72,950	\$1,183-\$1,824	143

* Range reflects 1-8 persons per household. Information from the Department of Housing and Community Development

** Information from SACOG, Housing Needs Plan for the SACOG Region, September 2001. These figures represent the percentage of households in the County located within the Foresthill Divide Community Plan area.

Source: Placer County Planning Department.

5. IMPLEMENTATION

Housing Implementation Programs

Placer County has developed the following programs that apply within the Foresthill Divide Community Plan area to assist in providing adequate housing for all economic segments of the community. These include additional implementation programs that were identified as a part of the Placer County General Plan (PCGP) Housing Element to help promote affordable housing and that may be applicable to the Plan area. See pages 6 through 26 of the PCGP Housing Element (2003) for detailed implementation information on individual programs. Numbering is not necessarily consecutive, but corresponds to the numbering in the Housing Element.

1. As part of every General Plan update or amendment, and as part of each community plan update, the County will review land use patterns, existing densities, the location of job centers and the availability of services to identify additional areas that may be suitable for higher density residential development to

ensure that a sufficient supply of residentially zoned land is available to achieve the County's housing objectives.

Responsible Agency/Department: Planning Department
Time Frame: Ongoing
Funding: General Fund

2. The County will periodically review and update, as necessary, the Public Facilities and Services Element, which is a strategy for extending services and facilities to areas that are designated for residential development, but do not currently have access to public facilities. This review will focus on residential development of 1 unit or more per acre.

Responsible Agency/Department: Planning Department, Public Works Department
Time Frame: Ongoing
Funding: General Fund

3. The County will continue to implement the Permit-Streamlining Program for affordable residential projects.

Responsible Agency/Department: Planning Department
Time Frame: Ongoing
Funding: General Fund, Application Fees

4. The County will continue to give highest priority in the development review process to senior housing, very low and low-income housing projects.

Responsible Agency/Department: Planning Department, Building Department, Public Works
Time Frame: Ongoing
Funding: General Fund, Application Fees

5. The County will amend the zoning ordinance to clarify that the allowed residential density for mixed-use projects in a commercial zone is based on the gross lot size, without deducting the portion of the site used for commercial buildings. When amending the ordinance the County will also review opportunities to provide incentives for mixed-use development. The incentives include but are not limited to relaxed development standards, reduced parking requirements, and expedited development review procedures.

Responsible Agency/Department: Planning Department
Time Frame: 2003
Funding: General Fund

6. The County will evaluate all County-owned surplus land to determine its suitability for workforce housing affordable to low-income families.

Responsible Agency/Department: Planning Department
Time Frame: 2003
Funding: General Fund

7. The County will partner with existing nonprofit and for-profit corporations that are interested and able to construct and manage workforce housing affordable to low-income families in the unincorporated area.

Responsible Agency/Department: Redevelopment Agency
Time Frame: Ongoing
Funding: General Fund

8. The County will continue to implement the following incentive programs for the construction of affordable housing:

- Allow second residential units with single family residences.
- Allow mobile homes and manufactured housing in all residential zoning districts.
- Allow "hardship mobile homes" as second residential units in residential and/or agricultural zones.
- Allow relief from parking standards and other specified development standards on developments for seniors and for low and very low-income residents.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

9. The County will amend the zoning ordinance, as appropriate, to allow more flexibility and the relaxation of certain development standards as incentives for affordable housing developments. Relaxing development standards for affordable housing does not mean lower quality, and standards should not be reduced if the reduction will add to replacement or maintenance costs in the future.

Responsible Agency/Department: Planning Department

Time Frame: 2003

Funding: General Fund

10. On a case-by-case basis, when evaluating possible reductions in development standards to encourage low-income housing, the County will also consider public health, safety and other important standards such as adequate open space in developments.

Responsible Agency/Department: Planning Department

Time Frame: 2003

Funding: General Fund

11. The County will utilize the density bonus ordinance to encourage rental housing. Multi-family developments with more than four units and that provide at least 20 percent of the units as rentals affordable to low income households or 10 percent of the units as rentals affordable to very low-income households may be eligible for a density bonus of 25 percent. As a condition of approval for the density bonus, the units must remain affordable for at least 30 years.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

12. The County has adopted a resolution waiving 50 percent of the application processing fees for developments in which 10 percent of the units are affordable to very low-income households, or 20 percent of the units are affordable to low-income households.

Responsible Agency/Department: County Executive Office/Planning Department/Building Department/Public Works Department/Parks and Grounds Division/Health and Human Services (HHS)

Time Frame: Ongoing

Funding: General Fund/Redevelopment set-asides/Housing Trust Fund

13. Twenty percent of the tax increment funds accruing to the Redevelopment Agency will be directed to affordable housing in accordance with applicable laws. The emphasis will be on the creation of housing opportunities for low and very low-income households.

Responsible Agency/Department: Redevelopment Agency
Time Frame: Ongoing
Funding: Tax increment

15. The County will continue to utilize the Housing Trust Fund to acquire building sites for affordable housing, to provide “gap” financing, to leverage funds for acquiring or constructing affordable housing, or to subsidize the service and mitigation fee waivers for affordable housing developments.

Responsible Agency/Department: Planning Department, Redevelopment Agency
Time Frame: Ongoing
Funding: In-lieu fees

16. Placer County will continue to identify financial institutions operating in the County that fall under the requirements of the Community Reinvestment Act and request that these institutions develop specific programs for providing financing for low and moderate-income housing.

Responsible Agency/Department: Planning Department, Redevelopment Agency
Time Frame: Ongoing
Funding: General Fund

17. The County will investigate and, where deemed eligible, apply for State and Federal monies for direct support of low-income housing construction and rehabilitation.

Responsible Agency/Department: Redevelopment Agency/Planning Department/Health and Human Services/Adult System of Care
Time Frame: Ongoing
Funding: General Fund, Technical Assistance Grants

19. The Planning Department will have a draft inclusionary housing ordinance that applies to the entire County for public review no later than December 31, 2002. This ordinance will identify acceptable methods to provide affordable housing which include the following: a) Construction of housing on-site, b) Construction of housing off-site, c) Dedication of land for housing, and d) Payment of an in-lieu fee. Development of this ordinance requires an analysis of the following variables:

- Limiting the application of the ordinance to developments exceeding a certain size.
- Percentage of housing units required to be set aside as affordable.
- Design and building requirements.
- Timing of affordable unit construction.
- Determination of a fee in lieu of developing affordable units (to be used only for small development projects or if on-site space is not available).
- Developer incentives, such as cost offsets.
- Administration of affordability control.

Responsible Agency/Department: Planning Department
Time Frame: 2003
Funding: General Fund

20. In order to meet the housing shortfall identified in the vacant land inventory, the County will rezone parcels to multi-family residential (RM) and create a surplus of land for high-density residential development of 10 percent more than the additional units needed for very low and low income housing. All parcels rezoned should have access to water and sewer during the planning period. In addition, the County will implement the rezonings with each community plan update, specific plan, independent general plan amendment, and/or rezonings as suitable sites are identified.
- Responsible Agency/Department:** Planning Department
Time Frame: 30 percent of the required rezoning will occur in 2003
30 percent of the required rezoning will occur in 2004
30 percent of the required rezoning will occur in 2005
10 percent of the required rezoning will occur in 2006
Funding: General Fund
21. The Placer County Zoning Ordinance allows for single-family development in the Residential Multi-Family zoning district. Due to the loss of multi-family sites to single-family construction, the County shall amend the Zoning Ordinance to prohibit the development of single-family residential in the Residential Multi-family zoning district (where densities would permit an affordable housing project) consistent with State law and only when low or moderate income housing is guaranteed.
- Responsible Agency/Department:** Planning Department
Time Frame: 2003
Funding: General Fund
22. The County will review its residential processing procedures, as appropriate, to identify opportunities to further streamline processing procedures while maintaining adequate levels of public review.
- Responsible Agency/Department:** Planning Department/Public Works/Environmental Health/Economic Development/Building and Facility Services
Time Frame: 2003
Funding: General Fund
23. The County will amend the zoning ordinance to conditionally allow accessory apartments, such as detached units over garages, within all residential projects to provide another source of affordable housing. These units can increase the density of an area without changing the pattern of single lot private ownership.
- Responsible Agency/Department:** Planning Department
Time Frame: 2003
Funding: General Fund
24. To facilitate development of infill projects, the County will evaluate the feasibility of adopting an infill incentive ordinance to assist developers in addressing barriers to infill development.
- Responsible Agency/Department:** Planning Department
Time Frame: 2003
Funding: General Fund
25. The County will investigate land banking as a method to provide sites for affordable housing.
- Responsible Agency/Department:** Planning Department, Redevelopment Agency
Time Frame: 2003
Funding: General Fund/Housing Trust Fund

26. The County will continue to support a legislative platform to facilitate the development of affordable housing, especially in Lake Tahoe and the surrounding Sierra areas.

Responsible Agency/Department: County Executive Office/Planning Department/Redevelopment Agency/HHS

Time Frame: 2003 and ongoing

Funding: General Fund

27. Because housing policies and programs are developed and implemented by the Planning Department, Health and Human Services, and the Redevelopment Agency, the County shall ensure that these departments continue to work together in all aspects of housing production in order to ensure that housing policies and programs are implemented as efficiently and effectively as possible and to ensure that funding is judiciously managed.

Responsible Agency/Department: Planning Department/Redevelopment Agency/HHS

Time Frame: 2003 and ongoing

Funding: General Fund

29. Placer County will continue to implement the policies and requirements of the Placer County Design Guidelines Manual and community design elements of the various community plans.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

30. The County will apply annually for CDBG rehabilitation funds to provide housing rehabilitation services and weatherization services to very low and low-income households.

Responsible Agency/Department: Redevelopment Agency

Time Frame: Ongoing

Funding: CDBG

31. The County will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

32. The County will adhere to State law regarding mobile home conversions.

Responsible Agency/Department: Planning Department

Time Frame: Ongoing

Funding: General Fund

33. The County will continue to administer the Housing Choice Voucher Program (Section 8 assistance) through the Placer County Housing Authority.

Responsible Agency/Department: Placer County Housing Authority/Health and Human Services

Time Frame: Ongoing

Funding: Section 8/Federal Choice Voucher Funds/U.S. Department of Housing and Urban Development (HUD)

34. The County's Code Enforcement officers will continue to work with property owners to preserve the existing housing stock.
- Responsible Agency/Department:** Planning Department
Time Frame: Ongoing
Funding: General Fund
35. The County will annually update the list of all dwellings within the unincorporated County that are currently subsidized by government funding or low-income housing developed through local regulations or incentives. The Redevelopment Agency shall act as a clearinghouse for information regarding the promotion and maintenance of government subsidized low-income housing.
- Responsible Agency/Department:** Redevelopment Agency
Time Frame: Ongoing
Funding: General Fund
36. The County will include in all existing and new incentive or regulatory programs requirements to give notice prior to the conversion of any units of low-income households to market-rate units as described in Policy D.2.
- Responsible Agency/Department:** Planning Department/Placer County Housing Authority/Health and Human Services
Time Frame: 2003
Funding: General Fund
37. The County will continue to implement the incentive programs for senior housing, including the density bonus ordinance and priority processing.
- Responsible Agency/Department:** Planning Department
Time Frame: Ongoing
Funding: General Fund
38. The County will continue to allow small group housing developments and residential care facilities (six or fewer residents) in all residential zones subject to the same rules that apply to single-family dwellings.
- Responsible Agency/Department:** Planning Department
Time Frame: Ongoing
Funding: General Fund
39. Universal design is based on the idea that throughout life, all people experience changes in their abilities. The goal of universal design is to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. The County will work with homebuilders to encourage the incorporation of universal design features in new construction in a way that does not increase housing costs.
- Responsible Agency/Department:** Planning Department/Building Department
Time Frame: 2003 and ongoing
Funding: General Fund
40. Review the Zoning Ordinance, land use policies, permitting practices, and building codes to identify provisions that could pose constraints to the development of housing for persons with disabilities, and amend the documents, as needed, for compliance with Federal and State fair housing laws that protect people with disabilities.

Responsible Agency/Department: Planning and Building Department
Time Frame: 2003 and ongoing
Funding: General Fund

41. Although the County's residential care homes ordinance complies with State law, due to the lack of transitional and permanent supportive housing, the County should consider increasing the limit on the number of adults allowed in residential care home as a use by right.

Responsible Agency/Department: Planning Department/HHS
Time Frame: 2003
Funding: General Fund

42. The County will amend the zoning ordinance to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Section 17021.6 which states that "no conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves 12 or fewer employees and is not required of any other agricultural activity in the same zone". The County shall also ensure that such procedures encourage and facilitate the development of housing for farmworkers.

Responsible Agency/Department: Planning Department
Time Frame: Zoning ordinance amendment adoption within six months of Housing Element adoption
Funding: General Fund

43. The County will continue to contribute toward the cost of maintaining emergency shelter programs, including consideration of funding for programs developed through interjurisdictional cooperation.

Responsible Agency/Department: Health and Human Services
Time Frame: Ongoing
Funding: General Fund/State Emergency Shelter Program/HUD/other specialized funding

44. The County shall identify sites for use as emergency shelters.

Responsible Agency/Department: Planning Department/Health and Human Services
Time Frame: 2003
Funding: General Fund/other

45. Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. The County shall identify additional sites for use as transitional and permanent supportive housing.

Responsible Agency/Department: Planning Department/Redevelopment Agency/Health and Human Services
Time Frame: 2003
Funding: General Fund/other

46. The County shall amend the zoning ordinance to include emergency and transitional housing for the homeless as an allowed land use in the following zone districts with the indicated permit requirements:

- Residential Multi-family (RM) – Zoning Clearance
- Neighborhood Commercial (C1) – Minor Use Permit
- General Commercial (C2) – Conditional Use Permit

- Commercial Planned Development (CPD) – Conditional Use Permit
- Highway Service (HS) – Minor Use Permit
- Motel District (MT) – Zoning Clearance
- Resort (RES) – Minor Use Permit

Responsible Agency/Department: Planning Department

Time Frame: The zoning ordinance will be amended within six months of the adoption of the Housing Element

Funding: General Fund

50. The County will continue to be the local contact point for the Department of Fair Employment and Housing, and to provide resource and referral information regarding housing and tenant rights.

Responsible Agency/Department: Placer County Housing Authority/Health and Human Services/Placer County Library

Time Frame: Ongoing

Funding: General Fund

51. The County will refer low and very low-income people who suspect discrimination in housing to Legal Services of Northern California for help.

Responsible Agency/Department: Housing Authority/Health and Human Services

Time Frame: Ongoing

Funding: General Fund

52. Pursuant to the Fair Housing Amendments Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the County will adopt an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities.

Responsible Agency/Department: Planning Department/Health and Human Services

Time Frame: 2003

Funding: General Fund

Since the Foresthill Divide area does not include a substantial amount of land available for higher density residential uses or the infrastructure necessary to provide affordable housing, it is expected that the Plan area will provide a minimal amount of affordable housing for the county. Areas in the county which have the resources to provide affordable housing include Auburn/Bowman, Tahoe City/Kings Beach, and new development areas designated during the County-wide General Plan Update. The Plan area will need to rely primarily on second residential units, mobile homes, and a small number of units that may be constructed within the mixed use districts to provide the area's affordable housing.

Energy Conservation

47. The County will continue to implement provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.

Responsible Agency/Department: Planning Department/Public Works Department/Building Department

Time Frame: Ongoing

Funding: General Fund

48. The County will provide information to the public regarding the efficient use of energy in the home, and ways to improve the energy efficiency of new construction.

Responsible Agency/Department: Building Department
Time Frame: Ongoing
Funding: General Fund

49. The County will encourage efficient energy use in new development, such as compact urban form, access to non-auto transit, and use of traffic demand management, among other possibilities.

Responsible Agency/Department: Planning Department
Time Frame: Ongoing
Funding: General Fund

B. LAND USE

I. PURPOSE

The Land Use section identifies and provides definitions for the land use designations applied within the Foresthill Divide Community Plan area. This section also includes the goals and policies, which prescribe how these land use designations are applied, types of development that are encouraged or discouraged, and related development policies. It is consistent with all other sections of the FDCP. The extent of the various designations used, and the densities permitted within those areas, are also based in part on the policies contained in other sections of the FDCP. Other sections are in turn directly affected by the Land Use section.

As an example, the circulation system improvements are based on the land use densities, building intensities, and types and locations of development allowed by the Land Use section.



The Land Use section is also presented in map form, as the Land Use Diagram, Figure III-1 of the Foresthill Divide Community Plan.

The Land Use section also includes background information and policies that address economic development in the FDCP area. The various non-residential land use designations in the Plan area are designed to attract and retain economic development that is appropriate in type and scale to the Plan area.

The Land Use section is one of the seven mandatory General Plan elements. All of the topics required to be addressed in a land use element by State law are covered in the Placer County General Plan. The purpose of the Land Use section in the Foresthill Divide Community Plan is to address topics specific to the Plan area, which are unique or are of particular interest to residents of the Divide.

The Plan area is a large ridge located within the American River Watershed that supports numerous small, rural communities. These communities include establishments that are remnants of the Gold Rush era, and are of unique historical and cultural value. As the communities have continued to grow, new developments have been introduced. While the Plan area remains predominantly rural in character, along with other unincorporated areas of the county, the Foresthill Divide has absorbed some of the growth in Placer County. This has resulted in the subdivision of land, and the introduction of modern patterns of development characterized by large-lot residential development, development that has occurred away from the core of the community, and automobile-oriented development. Development of the Plan area has also resulted in opportunities for re-use of existing structures and sites. The FDCP has taken into consideration, and promotes coordination with, plans for State and Federal lands included within the Plan area boundaries.

Employment projections provided by outside agencies may not accurately reflect actual conditions in the Foresthill Divide. The local economy must expand to provide employment opportunities for residents of the Foresthill Divide. The current jobs/housing imbalance will need to improve, and although most jobs will still be located off the Foresthill Divide in Auburn, south Placer County and the surrounding Sacramento metropolitan area, home-based businesses and telecommuting are expected to increase. Forestry is, and will continue to be, an important segment of the local economy. Recreation associated with the Tahoe National Forest, BLM lands, and the Auburn State Recreation Area will become an increasingly important industry in the Plan area.

2. GENERAL CONCEPTS/DESCRIPTION

As the FDCP Team was developing the Community Plan, it became apparent that new approaches to traditional planning issues were necessary. The Foresthill Divide is unique in many ways, and is not suited to standard land use planning techniques. As an example, to



provide a resident population in the downtown area, the Plan provides for a Mixed-Use District that allows for many different activities to occur within that area. Retail commercial uses, offices, public service buildings, and other traditional downtown businesses will be mixed with single-family and multi-family residential uses (perhaps even within the same building) in the Historic Downtown Mixed-Use Area. A downtown resident population will be the catalyst for

more community events, and help create a pedestrian-friendly neighborhood reminiscent of the historic era represented by the architectural styles of the existing buildings in that area.

Another location on the Divide that has received special consideration is the old mill site at the west end of the historic downtown district. More than half of the old mill site will be utilized for the new high school, a new elementary school and a forest education facility. The Mill Site Mixed-Use Area immediately adjacent to the school site will house job-generating businesses. This site will require careful planning to accommodate all of these existing and proposed new uses.

The Canyon Mixed-Use Area extends from the Foresthill Road/Mosquito Ridge Road “Y” west to the medical building on the south side of Foresthill Road, and from the church west to the Starlite Café on the north side of Foresthill Road. This district will provide for retail commercial, tourist commercial, single and multi-family residential, and other uses while taking advantage of the phenomenal view of the Sierra Nevada to the east.

These mixed-use districts are one way to accomplish one of the primary goals of the FDCP: that higher residential densities should be located near the core of the community (defined as the area that extends from Foresthill Elementary School westerly to Foresthill Divide Middle School). The Plan also concentrates higher residential densities east of the historic downtown district to provide local traffic circulation throughout the “downtown” area.

The Pomfret Estate property (also known as “Forest Ranch”) is addressed in the FDCP by providing design flexibility for the residential density that already exists on the property (approximately 500 dwelling units). The majority of the property is assigned a Forestry designation (with a minimum lot size of 160 acres and no residential uses allowed) when the Timberland Production Zone (TPZ) designation expires in 2003. The FDCP assigns residential uses on that portion of the property which is located in close proximity to the downtown core area, while the more remote areas of the property are permanently dedicated to timber production and/or open space uses. Development of the property will require approval of a Specific Plan (a planning tool that requires very careful analysis and detailed implementation of the development plan proposed by the property owner). Development standards for this property are included as Appendix B of the FDCP.

Holding Capacity

Based on assigned land use designations, the FDCP’s population holding capacity is 13,500± persons, and its maximum number of dwelling units is 5,415±. In comparison, the 1981 Foresthill General Plan’s population holding capacity was 28,000±. Residential densities have been decreased by more than half under the FDCP. The new improvements to Foresthill Road can serve a total population of approximately 12,000 without resulting in unacceptable traffic congestion. Other public utilities and services have similar limitations (as an example, there is no community sewer system to provide wastewater disposal for high density development). Development in accordance with the FDCP is designed to be sustainable, operating under the limits and constraints of these public facilities that serve all residents as well as people visiting the Plan area for business, tourism and recreational purposes.

Existing Land Use Patterns and Zoning Designations

The majority of the Plan area is forested and/or part of the steeply sloping topography that slopes to the Middle and North Forks of the American River. Development is primarily concentrated in areas where it can be sustained, including Foresthill, the Todd's Valley Subdivision, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

The Plan area includes area within the 1981 Foresthill General Plan, the 1994 Placer County General Plan, and the 1981 Weimar/Clipper Gap/Applegate General Plan. The large northeast portion of the Plan area consists of U.S. Forest Service Timberlands. Forestry uses with 20 to 160 acre minimum lot size requirements are located west of these Timberlands, and surround the Foresthill townsite. The North Fork and Middle Fork of the American River form the northern and southern periphery of the Plan area. The westernmost portion of the Plan area consists of low density residential and rural residential uses, public land owned by the Bureau of Land Management (BLM), and lands within the Auburn State Recreation Area operated by the Bureau of Reclamation.

Land use within the Foresthill townsite consists of commercial uses, industrial uses, and scattered public uses along the Foresthill Road corridor. Medium and low density and rural residential uses are an integral part of the townsite as well. Timberland Production Zones exist immediately southwest of the townsite.

Changes Since 1981 Plan Adoption

Since the adoption of the 1981 Foresthill General Plan, there have been several changes to the affected area. The Plan area has been enlarged from a 56 square mile Plan area to an approximately 109 square mile Plan area. The current Plan area encompasses more of the Foresthill Divide, and more accurately represents a fairly cohesive, yet spread-out, geographical community.

Construction of the Sugar Pine Reservoir Dam has been completed, and Sugar Pine Reservoir now provides drinking water to the majority of residents within the Plan area. The reservoir is currently owned by the U.S. Bureau of Land Management (BLM) and operated by the Foresthill Public Utility District (Foresthill PUD). The District is in the process of purchasing the facilities from the BLM.

The solid waste disposal site in Foresthill, operated by the Bureau of Reclamation, has closed since the adoption of the 1981 General Plan. The site is currently being used as a transfer station, from which waste is transferred to the County's Western Regional Landfill near Roseville.

Forest Resources/Agriculture

The United States Forest Service (USFS) is currently undertaking the Sierra Nevada Forest Plan Amendment. The Draft Environmental Impact Statement (EIS) for the Forest Plan Amendment presents eight different alternatives for stewardship of national forests in the Sierra Nevada and Modoc Plateau. These alternatives are intended to sustain desired conditions of old forest ecosystems; protect and restore aquatic, riparian, and meadow ecosystems; improve fire and fuels management; combat noxious weeds; and sustain desired conditions of lower Westside hardwood ecosystems in the affected national forests.

The USFS proposes to establish management direction for National Forest lands on Sierran and Modoc Plateau forests, including the Tahoe National Forest, portions of which fall within the Foresthill Divide Community Plan area. All of the alternatives under consideration would maintain and enhance old forest conditions across Sierra Nevada landscapes. However, they would have different effects on potential losses of old forests to severe wildfires, amounts and distribution of old forest conditions, and old forest ecosystem functions and processes, including the uncertain effects of management activities on old forests. Under any of the alternatives, old growth trees will be protected; timber harvest levels would also be substantially reduced under any of the preferred alternatives.

Management direction established by the Record of Decision (ROD) for the Forest Plan Amendment Final EIS will amend direction in existing National Forest land and Resource Management Plans (forest plans), including the forest plan for the Tahoe National Forest.

Ownership Patterns

The Plan area falls under multiple jurisdictions, including Federal, State, County, and private lands. Federal lands are managed by the United States Forest Service (USFS), Bureau of Land Management (BLM), and Bureau of Reclamation (BOR), and are concentrated in the north and eastern portion of the Plan area, as shown in Figure III-1. USFS and BLM lands are used primarily for timber production and recreation. The BOR owns the Sugar Pine Reservoir and dam; however, the facility and surrounding area are managed by the USFS, and the water distribution system is managed by the Foresthill PUD. State-managed federal lands within the Plan area include the Auburn State Recreation Area (SRA) in the far western portion of the Plan area, at the confluence of the North and Middle Fork American River. The SRA is comprised of 35,000 acres along both forks of the American River.

Non-federally and state-owned lands on the Foresthill Divide are within the unincorporated area of Placer County. Remaining lands fall under private ownership and are concentrated in the Foresthill, Todd's Valley, Baker Ranch, Michigan Bluff, and Yankee Jim's areas.

Land Use Assumptions

The following land use assumptions formulated by the Foresthill Divide Community Plan Team form the basis for the goals and policies and land use designations of the Community Plan:

1. Higher density development should be closer to downtown
2. Provide for a range of density (low-high)
3. Mixed use development (commercial with residential) in the “Core” area (school to school)
4. Commercial will be limited to the “Core” area (school to school) – limit development on existing commercial outside of the “Core”
5. Outside of the “Core”, a scenic buffer will be maintained along Foresthill Road and other major routes
6. Population @ buildout: 13,500±
7. Transfer of Development Rights (TDR) – provide opportunities to transfer development potential from constrained parcels with existing residential zoning to properties more suitable for development
8. Private forest holdings and agricultural interests will continue to exist with protection from development pressure and adjacent development activities
9. Protect and increase access to trails and staging areas
10. Infrastructure operations and maintenance will keep pace with development
11. Public lands will be given an open-space designation
12. Densities shall be directly related to road system capacity

Economic Profile

The majority of residents within the Plan area work off of the Foresthill Divide, and it is assumed that they will continue to do so throughout the 20-year planning horizon of this Plan. This type of activity has several effects. It provides residents with a steady income to sustain current lifestyles and rural character of the Divide, while providing competitive wages. It encourages economic development of the outside communities in which residents work, rather than economic development of the Foresthill Divide. It maintains the “bedroom community”

phenomenon in Foresthill and reinforces the jobs-housing imbalance. It perpetuates automobile reliance and exposure to personal risk and the environmental risks associated with auto usage.

Although most residents of the Plan area work off the Foresthill Divide, employment on the Divide continues to increase. Education and Forest Service-related jobs provide employment through the government sector. Retail, office, manufacturing, and medical-related jobs provide the majority of employment through the private sector. The Sacramento Area Council of Governments (SACOG) has prepared employment projections for Foresthill. While these projections are based on an area smaller than the Community Plan area, and consequently a smaller population, they are generally indicative of economic activity within the Plan area. The SACOG projections are provided in Table 3.B-1, and are based on a year 2000 population of 4,012.

Questions regarding the accuracy of this data were raised by the Community Plan Team. Accurate employment data for small, rural communities is difficult to obtain through sources such as the State Employment Development Department; only a specialized survey could yield more accurate information. The Placer County Economic Development Department utilizes EDD employment information. The “Regional Analysis District” used by SACOG for Foresthill is smaller than the Community Plan area, but does include principal population and employment centers. Anecdotal information and the community survey conducted for the Plan reveal that Plan area employment includes home-based businesses and telecommuting, a trend which is expected to increase as technology improves and people relocate from more congested areas to places such as the Foresthill Divide.

Table 3.B-1 Employment Projections by Sector

Year	Total Employment	Retail	Office	Medical	Education	Manufacturing	Other
1990	122	47	38	3	11	6	17
1997	198	34	48	11	27	32	46
2000	234	35	50	11	60	32	46
2005	265	47	62	11	60	32	53
2010	312	59	81	12	60	32	68
2015	455	82	113	15	110	32	103
2020	612	127	212	20	113	32	108
2022	657	145	222	25	115	32	118

Source: SACOG

Forestry

Manufacturing of lumber and wood products is one of the leading industries in Placer County, accounting for 800 jobs in 1995. According to the California Employment Development Department (EDD) Labor Market Information, a 25 percent increase should be expected by the year 2002, to total 1,000 jobs. A total of 65.3 million board feet of lumber were produced from forests in Placer County in 1998, totaling 3.1 percent of the California lumber market and

contributing \$209.8 million to the local economy. The majority of these jobs are located in the central and eastern portions of Placer County (including the Plan area), in close proximity to privately and federally owned timberlands. In addition, 75 percent of permanent Foresthill District U.S. Forest Service employees are residents of the Divide. This currently accounts for 27 jobs; an additional 25 to 30 seasonal jobs are available from May until the first snow.

Tourism

Due to the proximity to public lands, historic Gold Rush character, and outstanding recreation opportunities, the Foresthill Divide attracts recreationists and tourists who contribute to the local economy. While no information is available on tourism within the Plan area, it can be deciphered from Placer County labor market information that tourism makes a significant contribution to the local economy. According to EDD, hotels and lodging accounted for 800 jobs in Placer County in 1995. Estimates conclude that by 2002, 1,300 persons will be employed in this sector. The resulting 62.5 percent increase within a 7 year period



demonstrates that tourism, as indicated by employment in the hotel and lodging sector, is a valid and growing industry within Placer County. As Placer County continues to grow and urbanize, regions within the County that are of scenic and recreational value and provide relief from urbanized areas will experience a higher volume of use; these activities will directly benefit the local economy.

Retail

Based on a year 2000 population of 4,012, SACOG has determined that 35 of 234 (15 percent) jobs within Foresthill are related to retail sales. Retail jobs are down significantly from 1990, when they accounted for 38.5 percent of total employment. SACOG has projected that retail-related employment will begin to increase to 19 percent by 2010 and to 20 percent by 2020, as shown in Table 3.B-1.

Industry

According to employment projection information from SACOG, manufacturing contributed 6 jobs to the Foresthill economy in 1990. In 1997, an additional 26 jobs were added, to total 32. Industry is expected to continue to contribute a total of 32 jobs through the year 2022.

Other

As shown in Table 3.B-1, medical services, education, and offices also contribute jobs to the local Foresthill economy. The increasing population on the Foresthill Divide necessitates the expansion of medical services, and medical employment history as well as projections reflect this.

Similarly, education-related jobs will continue to increase as the population increases, more families move to the area, and the Foresthill Union School District grows. The new high school and elementary school, in combination with expansion of existing educational facilities, will contribute 50 new jobs to the Foresthill economy within the next 15 years.

According to the SACOG projections, office employment is expected to steadily increase from 50 jobs (21 percent) in 2000 to 212 jobs (35 percent) by 2020.

While mining is by no means a growing industry in Placer County, according to the EDD, it provides a steady economic base for 100 people in the county. There has been no change in the number of mining jobs, and no change is expected. An estimated 20 to 30 individuals on the Foresthill Divide are involved in mining operations.

Trends

The SACOG employment projections and EDD Labor Market Information indicate that all sectors of the economy will continue to grow and produce more jobs for residents of the Plan area. Throughout the 1990s, retail jobs fell from 38.5 percent of total employment to 15 percent of total employment in Foresthill. Projections show that retail-related employment will begin to steadily increase through the year 2022, presumably in connection with increased recreation on the Foresthill Divide. Tourism is also directly connected to this increase. As in the past, retail and office jobs will continue to provide the majority of employment opportunities on the Foresthill Divide.

While employment opportunities continue to increase on the Foresthill Divide, it should be understood that the majority of employed residents will continue to work off of the Divide. Most residents will find work in Auburn, south Placer County and the surrounding Sacramento metropolitan area, thus contributing to the “retirement and bedroom community” effect within the Plan area. This trend is expected to be offset to some degree by home-based businesses and telecommuting.

3. GOALS AND POLICIES

General Land Use

Goal 3.B.1. Promote the wise, efficient, and environmentally sensitive use of land on the Foresthill Divide to help meet the present and future needs of residents and businesses.

Policies

- 3.B.1-1 The County shall promote the efficient use of land and natural resources.
- 3.B.1-2 The FDCP shall identify where development will be accommodated and where public infrastructure and services will be provided. This pattern shall promote the maintenance of the distinctive characteristics that make up the Foresthill Divide.
- 3.B.1-3 Infrastructure operations, services and maintenance shall keep pace with development.
- 3.B.1-4 Provide land use designations which protect existing land uses and discourage leapfrog development.
- 3.B.1-5 The County shall consider land use alternatives separately from land ownership and land tenure.
- 3.B.1-6 The County should not support requests to decrease the land use densities established by this Plan below that established by the precise zoning adopted concurrently with this Plan.
- 3.B.1-7 Higher density development should be located closer to the downtown area.
- 3.B.1-8 Provide for a range of densities (low to high) within the Plan area.
- 3.B.1-9 The County shall permit only low-intensity forms of development in areas with sensitive environmental resources or where natural or human-caused hazards are likely to pose a significant threat to health, safety, or property.
- 3.B.1-10 Establish guidelines for development of the Pomfret Estate (Forest Ranch) property.

Goal 3.B.2. Maintain the rural mountain character and natural resources of the Foresthill Divide.**Policies**

- 3.B.2-1 Maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.2-2 The County shall encourage the retention of natural features as buffers between different, potentially incompatible uses as well as serving to preserve the rural mountain character of the area.

Residential Land Use**Goal 3.B.3. Provide residential development which is compatible with existing land uses, complements the rural surroundings, reflects the character and diversity of existing residential land uses, provides trails and open space, and promotes a sense of community.****Policies**

- 3.B.3-1 Residential development shall be designed so as to maintain and preserve the historic and rural forested character and natural resources of the Foresthill Divide.
- 3.B.3-2 The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.

- 3.B.3-3 The County shall require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project design.
- 3.B.3-4 The County shall ensure that residential development retains natural features as buffers to separate different, potentially incompatible land uses such as agricultural operations, landfills, quarries and treatment plants.
- 3.B.3-5 The County shall not approve the development of isolated, remote, gated and/or walled residential projects.
- 3.B.3-6 In the preparation of subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use designation or zoning on a given parcel of land may not be realized once these factors are considered.
- 3.B.3-7 The County shall require that all residential development provide private and/or public open spaces.
- 3.B.3-8 The County shall require the development and maintenance of new public/community recreational facilities as new residential development occurs.
- 3.B.3-9 The County shall strive to maintain and/or improve the character of established residential areas.
- 3.B.3-10 Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall not:
- Create the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.
 - Create abutting lots which have two front yards and no rear yard, unless special provisions consistent with these guidelines have been made to provide for sound attenuation.
 - Create flag lots within the subdivision.

Goal 3.B.4. Provide for the public dedication and construction of trails to become a part of the community trail system as lands develop.

Policies

- 3.B.4-1 The County shall require residential subdivisions to be designed to provide well-connected public internal and external street and multi-use trail systems.

Goal 3.B.5. Provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

Policies

- 3.B.5-1 The County shall encourage the development of multi-family housing in the Core Area.
- 3.B.5-2 The County shall promote the development of higher density residential areas near the Core Area and where infrastructure is available to support it.

Commercial Land Use

- Goal 3.B.6.** **Designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Foresthill Divide residents and visitors and maintain economic vitality.**

General Commercial Area Policies

- 3.B.6-1 The County shall require that additional commercial development be limited to the Core Area, the primary commercial area of the community. Those parcels historically designated for commercial use shall retain the commercial designation.
- 3.B.6-2 The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 3.B.6-3 The County shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways.

Core Area Policies

- 3.B.6-4 The County shall encourage the Core Area to provide a variety of goods and services, both public and private.
- 3.B.6-5 The County shall require minimal, or in some cases, no building setbacks for commercial and office uses in the Core Area.
- 3.B.6-6 The County shall encourage parking in the Core Area to be consolidated in well-designed and landscaped *public* parking areas.
- 3.B.6-7 The County shall allow for both on-street and off-street parking to satisfy the parking requirements of the uses in the Core Area.
- 3.B.6-8 The County shall encourage the preservation of historic and attractive buildings in the Core Area, and encourage new development to enhance the character of the commercial district.
- 3.B.6-9 The County shall require that existing and new Core Area development be designed to integrate open spaces where possible, especially taking advantage of any natural amenities such as creeks, hillsides, and scenic views.
- 3.B.6-10 The County shall encourage the development of activity centers in the Core Area. New development of commercial, office, residential and/or institutional uses can assist in creating such a "town center." The County can also assist by ensuring that appropriate land use designations and zone districts are available and by ensuring that appropriate infrastructure and services are available. The "town center" should be located in the central town area and could include such features as a small park or village green, a community center, a new post office, new commercial or office uses, and other essential services to be used by the residents and visitors of the Plan area.

Historic Outlying Commercial Districts

- Goal 3.B.7.** **Concentrate and limit the size and configuration of the existing commercial zoning in the Historic Outlying Commercial Districts outside the Core Area in order to prevent strip zoning in these areas, preserve the integrity of the commercial uses within the Core Area and recognize these areas as the historic commercial areas on the Divide.**

Policies

- 3.B.7-1 The County shall not permit the expansion of the commercial uses beyond the boundaries of the Historic Outlying Commercial Districts.

Mixed-Use Areas

- Goal 3.B.8. Establish a Mixed-Use zone district in the Core Area that allows for a mix of residential, commercial, professional office and industrial uses that are designed to maintain the character of the Core Area.**

General Mixed-Use Area Policies

- 3.B.8-1 The County shall allow for mixed uses such as ground floor commercial and second floor residential to be developed in the Mixed-Use zone district.
- 3.B.8-2 The County shall discourage the development of high traffic generating uses (e.g., drive-through banks, fast food restaurants) in the Mixed-Use zone district.

Historic Mixed-Use Area Policies

- 3.B.8-3 Properties in the historic core area, which front on either Foresthill Road or Main Street, shall be zoned to allow mixed land uses (i.e., single family residential, multifamily residential, office, retail commercial, restaurants, etc. Industrial uses are not proposed to be included).
- 3.B.8-4 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of residential, commercial and professional office uses.
- 3.B.8-5 The County shall encourage the existing downtown area to provide a variety of goods and services, both public and private.
- 3.B.8-6 The County shall encourage parking in the downtown area to be consolidated in well-designed and landscaped areas.
- 3.B.8-7 The County shall encourage the preservation of historic and attractive buildings in the downtown area, and encourage new development to enhance the character of the commercial district.
- 3.B.8-8 The County shall allow for setbacks to be established at the Foresthill Road/Main Street right-of-way as long as allowances are made for pedestrian circulation. These setbacks shall reflect the character of the block or of the adjacent buildings on the block.

Mill Mixed-Use Area Policies

- 3.B.8-9 The County shall set aside this area for light industrial uses and uses that are accessory to these light industrial uses. Retail uses shall be discouraged in the Mill Mixed-Use area.
- 3.B.8-10 The County shall encourage parking in the Mill Mixed-Use area to be consolidated in well-designed landscaped areas. A 10-foot wide landscape strip shall be established along access roadways in this area and a pedestrian/circulation plan developed to increase accessibility between the use sites in the area. This plan shall include a consideration of interconnected parking areas and trails.

- 3.B.8-11 The County shall not allow outdoor storage in the Mill Mixed-Use area unless this storage is accessory to a permitted use. Solid screening of permitted outdoor storage areas shall be installed.

Canyon Mixed-Use Area Policies

- 3.B.8-12 The County shall set aside this area for single and multi-family residential, tourist accommodation, light commercial and professional office uses and uses that are accessory to these uses.
- 3.B.8-13 The County shall ensure that new development in the Canyon Mixed-Use area be designed so that no contiguous parking lot is created along the Foresthill Road frontage. Parking along the sides or to the rear of new development in this area and the utilization of shared driveways between uses in this area shall be encouraged.
- 3.B.8-14 The County shall require that all new development in the Canyon Mixed-Use area be designed so that viewsheds are protected.

Industrial Land Use

- Goal 3.B.9. To designate adequate land for and promote development of industrial uses to meet the present and future needs of residents of the Foresthill Divide for jobs and to maintain economic vitality.**

Policies

- 3.B.9-1 The County shall only approve new industrial development that has the following characteristics:
- Adequate infrastructure and services;
 - Convenient connections to the regional transportation network;
 - Sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials;
 - Minimal significant adverse environmental impacts; and
 - Minimal adverse effects on scenic routes, recreation areas, and public vistas.
- 3.B.9-2 The County shall designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.

- Goal 3.B.10. To promote the wise, efficient, and environmentally-sensitive use of the industrially-zoned land use districts to meet the present and future needs of the Foresthill Divide.**

Policies

- 3.B.10-1 Protect the industrially-zoned areas from encroachment by incompatible uses.
- 3.B.10-2 Encourage industries which are compatible with the established industrial firms in the area.
- 3.B.10-3 Maintain strong design review standards to ensure attractive industrial development, especially along the Foresthill Road corridor.
- 3.B.10-4 Develop a land use diagram which recognizes known constraints in public services, transportation facilities and environmental conditions.

- 3.B.10-5 Encourage the development of a diverse and compatible range of employee-generating uses.
- 3.B.10-6 Provide a diversity of industrial uses in order to ensure a diverse economy. Industrial use types include, but are not limited to:
- a. Warehousing, storage, production, manufacturing and assembly
 - b. Incubator or small-scale industries
 - c. Campus-type industrial parks, including research and development facilities
 - d. Offices, business support services and restaurants
- 3.B.10-7 The County shall ensure that proposed land uses are compatible with existing or planned adjacent uses, including established industrial firms on the Foresthill Divide.
- 3.B.10-8 The County shall seek to protect the industrial, commercial and professional land uses on the Foresthill Divide from encroachment by incompatible uses.
- 3.B.10-9 Heavy industry or land-extensive industrial uses should be spatially separated from other urban uses.
- 3.B.10-10 Structures associated with business park uses shall incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the Foresthill Community Design Guidelines.
- 3.B.10-11 Due to the potential for industrial properties to be developed adjacent to residential land uses, such uses should be designed, where possible, to generate minimal impacts on these areas. Measures to reduce potential conflicts include, but are not limited to, the following:
- a. Noise attenuation;
 - b. Reduction or shielding of lighting near residential areas;
 - c. Using site design to place the least impactful activities or uses nearest the residential areas;
 - d. Architectural and landscape screening of facilities and activities; and
 - e. Large structural setbacks.
- 3.B.10-12 The County shall encourage the establishment of business park uses which are employee-intensive and which provide a significant number of primary-wage earner jobs which provide salaries comparable to the County's median income level or higher.
- 3B.10-13 Commercial uses associated with business park properties shall provide goods and services for employers and employees of businesses within the business park and other surrounding industrially designated properties.

4. DESCRIPTION OF LAND USE DISTRICTS

Land use designations have been applied to properties within the Plan area in accordance with the goals and policies of the Land Use section, as shown on the Land Use Diagram (Figure III-1). The Land Use Diagram of the Foresthill Divide Community Plan uses 12 land use designations to depict the types of land uses that will be allowed in different geographic locations of the Plan area. The following paragraphs define each land use designation used on

the Land Use Diagram. This is expressed both in terms of allowed uses and the general geographic location and extent where each land use designation is applied. Each land use designation prescribes a precise parcel size, rather than a range of parcel sizes. The lot size established by the land use designation is believed to reflect the appropriate maximum density for each area.

The various Mixed-Use districts (Historic Downtown, Mill Site, Canyon) are unique to the FDCP and are described below, along with a description of three Historic Outlying Commercial Areas: Monte Verde Inn, Everybody's Inn, and Baker Ranch.

The following paragraphs describe each land use designation used on the Land Use Diagram in terms of typical uses and how the designation is applied.

Agriculture (Ag)/Timberland (T) (20, 40, 80, 160 acre minimum)

This designation identifies land for the production of food and fiber, including areas of prime agricultural soils, and other productive and potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses, or where potential conflicts can be mitigated. Typical land uses allowed include: crop production, orchards and vineyards, grazing, pasture and rangeland, hobby farms; other resource extraction activities; facilities that directly support agricultural operations, such as agricultural products processing; and necessary public utility and safety facilities. Allowable residential development in areas designated Agriculture includes one principal dwelling and one secondary dwelling per lot, caretaker/employee housing, and farmworker housing.

The designation is also applied to mountainous areas of the county where the primary land uses relate to the growing and harvesting of timber and other forest products, together with limited, low-intensity public and commercial recreational uses. Typical land uses allowed include: all commercial timber production operations and facilities; agricultural operations where soil and slope conditions permit; mineral and other resource extraction operations; recreation uses such as incidental camping, private, institutional and commercial campgrounds (but not recreational vehicle parks); and necessary public utility and safety facilities. Allowable residential development in areas designated Timberland includes one principal dwelling and one secondary dwelling per lot and caretaker/employee housing.

The Agricultural/Timberland land use designation comprises 15,757± acres or approximately 23% of the total Plan area.

Public Ownership (P)

This designation is intended to identify and protect important open space lands within Placer County that are publicly owned, including: national forest, Bureau of Land Management lands or other public lands specifically reserved or proposed for watershed preservation, outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural

features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances by residents, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Typical land uses allowed within Public Ownership areas are limited to low-intensity agricultural and public recreational uses, with structural development being restricted to accessory structures necessary to support the primary allowed uses, and necessary public utility and safety facilities.

This designation is also applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. The designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. Typical land uses allowed include: government offices, service centers and other institutional facilities, schools, cemeteries, solid waste facilities, necessary public utility and safety facilities, landfills and other solid waste facilities, and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

The Public Ownership land use designation comprises 35,653± acres or approximately 53% of the total Plan area.

Rural Residential (RR) (2.3, 4.6, 10 acre minimum)

This designation is applied to areas generally located away from cities and unincorporated community centers, in hilly, mountainous, and/or forested terrain and as a buffer zone where dispersed residential development on larger parcels would be appropriate, and compatible with smaller-scale farming and ranching operations. Typical uses allowed include: detached single-family dwellings and secondary dwellings; agricultural uses such as crop production and grazing, equestrian facilities and limited agricultural support businesses such as roadside stands, farm equipment and supplies sales; resource extraction uses; various facilities and services that support residential neighborhoods, such as churches, schools, libraries, child care and medical facilities; and parks and necessary public utility and safety facilities.

The Rural Residential land use designation comprises 3,597± acres or approximately 5.4% of the total Plan area.

Low Density Residential (LDR) (1 acre minimum)

This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual homes on lots ranging in area from 10,000 square feet to one acre. Typical land uses allowed include: detached single-family dwellings, secondary dwellings, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

The Low Density Residential land use designation comprises 1,795± acres or approximately 2.7% of the total Plan area.

Medium Density Residential (MDR) (8 dwelling units/acre, 6 du/acre, 4 du/acre)

This designation is applied within urban areas to single-family residential neighborhoods where some lower-density multi-family housing may also be appropriate. Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, smaller-scale multi-family dwellings (e.g., duplexes, triplexes and fourplexes), apartments, mobilehome parks, and residential accessory uses; churches, schools, parks, golf courses, child care facilities; and necessary public utility and safety facilities.

The Medium Density Residential land use designation comprises 270± acres or approximately 0.4 % of the total Plan area.

Industrial (I)

This designation provides for all types of manufacturing, assembly, storage and distribution, and research and development activities in settings ranging from campus-like business or industrial parks to heavy industrial areas. The specific types of allowable industrial activity is determined by the Foresthill Divide Community Plan. This designation is applied to areas with good access to adequate infrastructure and major truck transportation routes; areas formerly used for industrial purposes; and properties located near concentrated residential areas so that employee commute times and distances are minimized, but adequately buffered to avoid impacts associated with noise, odors, and potential use of hazardous materials; and with minimal adverse effects on scenic routes, recreation areas, and public vistas. Typical land uses allowed include: limited types of manufacturing and processing uses (limited as necessary to ensure compatibility between adjoining land uses and to assure compatibility with existing industrial uses); warehousing, storage, production, manufacturing and assembly; incubator or small-scale industry; campus-type industrial parks, including research and development facilities; offices; business support services; retail and service commercial uses necessary to support manufacturing and processing activities and their employees; necessary public utility and safety facilities; and similar and compatible uses. The only residential use allowed in this designation is caretaker/employee housing.

The Industrial land use designation comprises 150.5± acres, or approximately 0.2% of the total Plan area.

Development Reserve (DR)

The Development Reserve designation is intended to provide for the future development of limited residential, commercial or recreational uses in areas that may not be prepared at the time of FDCP adoption to accommodate development until additional infrastructure or resources have

been provided, or until additional population growth has occurred, or may require special treatment as provided for in Appendix B of the FDCP.

The Development Reserve land use designation comprises 1,380± acres, or approximately 2.1% of the total Plan area.

Forestry (FOR) (160 acres minimum)

The Forestry (FOR) designation is applied to portions of the mountainous areas of the FDCP area where the primary land uses relate to the growing and harvesting of timber and other forest products, together with public and commercial recreational uses. Typical uses allowed include: crop production; forestry; grazing; fisheries and game preserves; equestrian facilities; and camping. Residential uses are not allowed.

The Forestry land use designation comprises 8,333± acres, or approximately 12.4 % of the total Plan area.

Mixed-Use Areas

The Foresthill Divide is a unique place as compared with other areas of Placer County. It is geographically separated from other population centers in the county by steep topography and scenic river canyons. Its community history extends back in time to the mid-1800's before California had become a state. Foresthill (and the smaller communities that still exist on the Divide) were viable towns long before any formal land use planning efforts took place. In an effort to preserve the uniqueness and maintain the viability of Foresthill and these other small villages, it was determined early in the Plan update process that a number of locations within the Plan area should be provided with expanded development alternatives so as to better implement the goals and policies of the Plan.



Because Foresthill and the other small communities on the Divide evolved over a period of years, it was (and is) not uncommon to find residential, commercial and even industrial uses located in close proximity to one another. Whereas this mixture of uses might be less than ideal in the modern land use planning context, it seems to add a certain vitality to the Foresthill Divide. It is with this background in mind that the FDCP provides for several Mixed-Use areas as described below.

In the following sections that describe each Mixed-Use area, a development vision is provided. This development vision outlines one possible plan for development of the area in question, consistent with the goals and policies of the Plan. There may be other possible development

scenarios that would also accomplish the same results by using different methods. As long as any alternate development proposals contain the necessary elements of the Plan that are required for a given Mixed-Use area, such an alternative plan could be considered to be consistent with the goals and policies of this Plan.

The development vision described for each Mixed-Use location attempts to achieve a balanced development pattern through the designation of an appropriate mix of residential, commercial, industrial, open space and other uses. This balance will vary with each Mixed-Use area depending upon the existing land use patterns, the availability of utilities and other public services, the relative location of the area on the Divide and many other factors that are discussed under each Mixed-Use area heading.

Housing units within each Mixed-Use area should be of a variety of type, cost and ownership opportunities. Types of housing within the Mixed-Use areas should include single-family residences on small lots, duplexes, apartments and secondary dwellings. The use of the upper floors of existing or newly constructed commercial and office buildings for residential opportunities should be encouraged. The upper floors of commercial buildings could be used for either office or residential purposes. In new construction, or where substantial remodel efforts are undertaken, the design, privacy and security features of the building should be important considerations. The density of residential development should be based upon the functionality of the design and should not be limited by the amount of land devoted to the non-residential use (e.g. the permitted residential density of a given parcel would be based upon the gross area of the parcel without subtracting the area devoted to commercial or other non-residential uses). Residential densities in the Mixed-Use areas should not exceed fifteen (15) dwelling units per acre, nor be less than six (6) dwelling units per acre.

Open space for use by pedestrians should be provided within each Mixed-Use area. Such open spaces may be provided as walkways, seating areas, plazas, useable landscaped areas, mini-parks, parks, etc. Open space in the Mixed-Use areas is an important component of the overall community design. Pedestrian activity within these areas will encourage increased economic activity, enhanced interaction among residents and visitors and an improved sense of place that will benefit the community as a whole. Open space areas also create a more attractive locale for everyone who frequents them.

One of the biggest challenges for new development (or redevelopment) in the Mixed-Use areas will be the integration of existing uses within and adjacent to these areas. The use of consistent design components that are distinctive to each Mixed-Use area can help to establish a visual theme among various land uses. The use of similar building materials, common landscaping schemes, street trees of similar species, consistent street furniture, etc. will have a tendency to “pull the area together” visually and functionally. Incorporating pedestrian-friendly components into the design of new developments will attract people to the area and will promote more human interaction.

In order to reduce traffic congestion in the vicinity of these Mixed-Use areas, it may be advantageous to limit certain land uses that inherently result in a high number of vehicle trips. New development proposals should be designed to minimize the potential mixture of pedestrians and vehicles. Alternative modes of transportation (e.g. bicycles, trolleys, walking, etc.) should also be encouraged within the Mixed-Use areas. Land uses such as fast-food restaurants with drive-up windows, drive-up banks, etc. should not be permitted in Mixed-Use areas.

Described below are the three Mixed-Use areas provided for in the FDCP. Each section describes the setting of the area, an analysis of why the area is appropriate for a Mixed-Use designation and a development vision. These descriptions should be used as a tool to evaluate any development project proposed for these areas. The boundaries of the three Mixed-Use areas are shown on Figure III-2.

I. Historic Downtown Mixed-Use Area

SETTING: The Historic Downtown Foresthill Mixed-Use area consists of the townsite of Foresthill that was established in the early 1850s. By 1852, Foresthill was the business and transportation center on the Divide. It includes all of the historic “downtown” commercial area along the main street (Foresthill Road), as well as all of the land within the following described boundary: from the intersection of Foresthill Road, Mosquito Ridge Road and Race Track Street easterly along Race Track Street to Gold Street, then north along Gold Street to Harrison Street. The boundary continues easterly along Harrison Street to Church Street, then turns south across Foresthill Road to Main Street. At that point, the boundary runs westerly along the south side of Main Street to Franklin Alley, then west along Franklin Alley to the south property lines of the parcels that front on Main Street. The boundary continues westerly and follows the south property lines of the parcels that front on Main Street to the intersection of Soap and Lowe Streets. From there the boundary continues westerly along Lowe Street to its western terminus and along the south property lines of the parcels fronting on Main Street until it intersects Mosquito Ridge Road, at which point the boundary follows Mosquito Ridge Road back to its intersection with Foresthill Road at Race Track Street.

The Historic Downtown Mixed-Use area land use designation comprises 47.4± acres or approximately 0.07% of the total Plan area.

ANALYSIS: The area described above constitutes the historic center of activity in Foresthill from Gold Rush times to the present. Many of the buildings date from the late 1800s or early 1900s, and the historic appearance of this district provides a unique ambiance. The area contains a number of viable businesses, as well as most of the public service buildings for the community. Also included within this Mixed-Use area are small single-family residences and other residential structures (as well as apartments incorporated into existing commercial buildings and several buildings with multiple dwelling units). Even without a special designation, this area would remain a “mixed-use” area due to the established residential, commercial, office and public or quasi-public uses. A fourteen-acre public park exists immediately to the north of this district that includes a chapel, a museum, a community meeting hall, a swimming pool, ball

fields and picnic areas. An elementary school is within walking distance of this area, and the Foresthill Post Office is located on the western boundary of this district. Many of the older buildings are served with walkways immediately adjacent to the facade, and a substantial amount of public parking is provided in a central location between Foresthill Road and Main Street.

DEVELOPMENT VISION: New development and redevelopment of existing structures should only occur in a manner that enhances and preserves the essential historic character of this Gold Rush community. Special provisions have been incorporated into the Zoning Ordinance that specifically apply to this district and that provide incentives to new development. For instance, public parking between Foresthill Road and Main Street can be counted to satisfy the off-street parking requirement that is normally a part of new development projects. In addition, setback requirements are relaxed to provide for commercial buildings to be developed in a more characteristically historic fashion adjacent to the pedestrian walkway. Certain historic building materials predominate throughout the commercial and residential sectors of this district. The continued use of these materials (or visually similar construction materials) is necessary in order to maintain the important ambiance and rustic charm of this Mixed-Use area. There should be a continued emphasis on providing pedestrian-friendly development, open spaces, trails/walkways, etc. in order to encourage the small town vitality that has traditionally existed in Foresthill. Existing parking areas should be landscaped to provide visual buffers and focus more attention on the structures and spaces that make up this downtown area; new parking areas should be concentrated away from the pedestrian circulation areas and off of the main thoroughfare, if possible. Street furniture and other artifacts should help to promote the Gold Rush theme (e.g. the fire reservoirs between Foresthill Road and Main Street should be returned to their historic appearance, old mining equipment could be added to the streetscape to lend a Gold Rush ambiance and more shade trees could be planted within the downtown area to encourage pedestrian use during the hot summer months). Historic design guidelines should be rigorously adhered to as existing buildings are rehabilitated and new buildings are built.

Single-family residential uses should continue to be concentrated along Lowe Street, Race Track Street, Harrison Street and mixed elsewhere among the other buildings in the Mixed-Use area to provide a friendly small town atmosphere.

2. Mill Site Mixed-Use Area

SETTING: The Mill Site Mixed-Use area is located immediately west of the Historic Downtown Mixed-Use area along the north side of Foresthill Road. This Mixed-Use area consists of approximately 57.2 acres of land that was formerly occupied by the Georgia-Pacific lumber mill, or approximately 0.08% of the total Plan area. Lumber milling operations occupied this site until 1993 when the mill was closed for the last time. Since that time, the site has been cleaned up and several of the old sawmill-related structures have been removed from the property. The Placer Union High School District and the Foresthill Elementary School District have acquired 110 acres west of the Mixed-Use area. A new high school is currently in the planning stages for a portion of the property. A new elementary school will be built on the property sometime in the more distant future. Approximately 50 acres of the school property is proposed to be used for a

unique forest-oriented education site. The school-owned property is designated as “Public” on the Foresthill Divide Community Plan Land Use Diagram.

The 57.2± acres of the Mill Site Mixed-Use area are owned by private interests and still contain some of the original sawmill buildings. Some of these buildings are being utilized for traditional industrial, manufacturing and heavy commercial uses. The current owners are involved with the Placer County Economic Development Department in seeking “Brownfields” grant funding that will help provide site planning and infrastructure to attract new job-generating businesses that will replace the jobs lost when the lumber mill closed. Planning efforts are underway for the industrial portion of the site to evaluate circulation and infrastructure needs and to develop a “master plan” for the property.

ANALYSIS: The Mill Mixed-Use area is generally characterized by level ground that has been intensively utilized for lumber mill operations and similar industrial uses for many years. Consequently, the site is mostly without vegetative cover except for approximately fifty acres lying at the westerly edge of the school-owned portion of the original mill property. The property has a Pacific Gas & Electric substation located in the central portion of the privately-owned portion of the site, and a large water main that conveys treated domestic water to the western portion of the Foresthill Divide crosses the site. The Mill Mixed-Use area is bordered by Foresthill Road on the south, a church site and single-family residences on the west, steep terrain (some of which is designated for timber production) and a small watercourse on the north, and a mobile home park and small commercial complex on the east. Due to the generally level nature of the land within the Mixed-Use area, as well as the availability of utilities, it is ideally positioned to provide land for the establishment of new job-generating businesses, and the new school/educational sites discussed above.

DEVELOPMENT VISION: With the school site adjacent to the Mill Mixed-Use area, no other public institutions (schools, churches, public gathering places, etc.) should be permitted in the area so as to leave as much land as possible for job-generating land uses. The Mill Mixed-Use area should be developed primarily to provide opportunities for such job-generating businesses to locate in the Foresthill community to ensure local jobs lost when the old lumber mill closed are replaced, as well as to stimulate a new, more diversified economy on the Divide. Other appropriate land uses for the Mill Mixed-Use area are light industrial uses, offices, mini-storage facilities, gyms, public service agencies (corporation yards, public or quasi-public utilities, etc.) and accessory outdoor storage areas adjacent to principal uses (when adequately screened from surrounding properties). Also permitted in the northern portion of the property (away from Foresthill Road and screened from street view by solid fences and landscaping) would be retail equipment, trailer and truck rental establishments, nursery uses, landscaping supplies, building materials stores and storage yards/sales lots. Uses located in the southern portion of the property and along the Foresthill Road frontage should have an attractive appearance consistent with design guidelines found elsewhere in this Plan.

The availability of all important utilities, access to the main road system and close proximity to the Historic Downtown Mixed-Use area combine to make this site a very favorable location for such businesses. The industrial and commercial areas that are located closest to the school site(s) and the existing adjacent residential uses should be compatible from the standpoint of noise, traffic circulation, aesthetics and the presence of potentially hazardous substances. The central portion of the privately owned acreage should be reserved for industrial and commercial uses that provide living wage job opportunities for residents of the community.

3. Canyon Mixed-Use Area

SETTING: The Canyon Mixed-Use area lies immediately south of the Mill Mixed-Use area and immediately west of the Historic Downtown Mixed-Use area. The borders of this Mixed-Use area are described as follows: Beginning at the intersection of Foresthill Road, Race Track Street and Mosquito Ridge Road, the boundary of the Mixed-Use area extends westerly along Foresthill Road for approximately .8 mile to the rear boundary of properties on the north side of Foresthill Road (south and west of the 110-acre school site adjacent to the Mill Mixed-Use area), then turns south to the rear boundary of the properties that front on Foresthill Road on the south side. At that point the boundary turns back east and follows the south boundaries of the parcels that front on Foresthill Road to a point just east of Baltimore Mine Road where it follows the northerly property line of the Timber Production Zoned land until it intersects Mosquito Ridge Road. The boundary turns back to the northwest at this point and follows Mosquito Ridge Road back to the intersection of Foresthill Road, Race Track Street and Mosquito Ridge Road. This Mixed-Use area is characterized by immediate proximity to Foresthill and Mosquito Ridge Roads, two of the primary thoroughfares within the Plan area. Extraordinary views of the Crystal Range of the Sierra Nevada Mountains and the 2,000 ft.-deep canyon of the Middle Fork American River are also features of the Canyon Mixed-Use area. Many of the smaller parcels in the eastern portion of this Mixed-Use area are currently occupied by small dwellings (some of which were originally built as housing for workers at the mill immediately across the road to the north); however, the parcels nearest to the intersection of Foresthill and Mosquito Ridge roads are occupied by a restaurant and a gas station. The larger parcels at the western end of the Mixed-Use area were once utilized by the sawmill for peripheral operations such as storing logs, maintaining equipment, etc.. Several small businesses remain on these parcels, although they are substantially vacant. Past activities have left significant portions of the larger parcels fairly level and bare of vegetation.

The Canyon Mixed-Use area land use designation comprises 48.7± acres or approximately .07% of the total Plan area.

ANALYSIS: The location of this Mixed-Use area adjacent to the Historic Downtown Mixed-Use area and the Mill Mixed-Use area makes it an appropriate place for providing mixed land use opportunities. Given the combination of existing commercial, industrial and residential uses on the parcels within this Mixed-Use area, as well as its spectacular scenic qualities and its immediate proximity to the primary arterial roadway on the Divide (Foresthill Road), the Mixed-Use designation seems most appropriate. In addition, this Mixed-Use area serves both as a

gateway to the Historic Downtown Mixed-Use area and as a connection between the historic downtown business district and the businesses located further west near the Foresthill Divide Middle School. The utilities available to the Mill Mixed-Use area are also available to the Canyon Mixed-Use area, although they are not necessarily as conveniently accessed.

DEVELOPMENT VISION: The Canyon Mixed-Use area has possibly the most potential for new development that can take advantage of the mixed-use concept. The availability of vacant land within this Area, the extraordinary views from the parcels within this area and the strategic location of this Mixed-Use area in relation to other areas of significant activity combine to increase its desirability for new development. The unique topography of many of the parcels within this area would be attractive for multi-level commercial and residential uses (such as small crafts shops, artists' studios, etc.) in the future. The larger parcels in this Mixed-Use area could provide opportunities for transient lodging, restaurants and other facilities to serve the increasing tourist population that frequents the Divide. There may also be opportunities for larger commercial/residential complexes where the commercial uses are constructed at the level of Foresthill Road with apartment units below. In that instance, both levels could take advantage of the views from these properties, and some businesses could have employees very close at hand. Appropriate land uses for this Mixed-Use district would be: offices, retail uses, restaurants, hotels/motels, single and multi-family residences, senior care/assisted living facilities, churches, recreational vehicle parks/campgrounds (in certain areas where the campsites could be located out of sight of Foresthill Road on existing lower "benches" of land). It will be very important to provide pedestrian circulation and trails through this Mixed-Use area from the middle school to historic downtown. Pedestrian open spaces will also serve to attract tourists to stop and move about the area on foot, thereby reducing traffic congestion and enhancing economic viability. Preservation of existing trees within this area should be a high priority, and architectural design guidelines should be established so that the community retains its rustic ambiance. Parking areas should be located to the side or rear of buildings along Foresthill Road, or, if the parking is located between the buildings and Foresthill Road, it must be visually screened from Foresthill Road by a combination of berms and landscaping in order to preserve the unique scenic qualities of this Mixed-Use area. Shared driveways should be encouraged in order to minimize the number of entrances onto Foresthill Road. At the same time, views to the Sierra Nevada Mountains and into the North Fork American River Canyon should be maintained and incorporated into new developments so that the residents of these properties, the patrons of the businesses located on these parcels and the motoring public all share equally in the aesthetic benefits.

Historic Outlying Commercial Areas (C)

While not considered Mixed-Use areas, there are several historic outlying commercial areas within the Plan boundaries. The Plan recognizes that these areas have been used in a commercial manner historically; however, it is important in preserving the integrity of the Historic Downtown and the other Mixed-Use areas discussed above to limit the future commercial uses of these outlying areas. The Commercial land use designation comprises 12.2± acres, or approximately .02% of the total Plan area.

I. Monte Verde Inn

The Monte Verde Inn has been used as a stagecoach stop, a residence, an inn, a restaurant and a bed & breakfast establishment, among other uses, during its long existence. Uses permitted at this site should be consistent with both its historic uses and the need to preserve the integrity of the Historic Downtown and other Mixed-Use areas. Permitted uses are: restaurant, inn, bed & breakfast establishment, wedding venue/community center, boutique winery/wine tasting room and similar uses, one single family dwelling and one secondary residence. Prohibited uses are: retail commercial (including a convenience store), gas station (fuel sales), and other uses not consistent with this vision. The existing structure should be preserved.

2. Everybody's Inn



Everybody's Inn has served as a way station along the Foresthill Road for many years. It is currently a restaurant and bar. Permitted uses on this property are limited to: a bar/restaurant or a single-family residence. Prohibited uses are: retail commercial (including a convenience store), gas station (fuel sales), and any other commercial use (except those that are otherwise allowed in the single-family residential zone districts.)

3. Baker Ranch

Baker Ranch is a historic small community established during the Gold Rush era. However, one business has continued to operate for many years as a bar, store and eating establishment. Given the remote location of this commercial land use, and the fact that it lies east of the Historic Downtown and the other Mixed-Use areas, the existing commercial land use should remain as it currently is, as well as other uses such as: restaurant, retail commercial (including a convenience store), inn, bed & breakfast establishment, wedding venue/community center, boutique winery/wine tasting room and similar uses, single family dwellings and secondary residences. Prohibited uses are: gas station (fuel sales), and other uses not consistent with this vision.

5. IMPLEMENTATION

1. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

Responsible Agency/Department: Land Development Departments
Time Frame: Ongoing
Funding: Application Fees

2. Review development projects for specific compliance with the goals and policies contained in the Land Use section and the entire FDCP.

Responsible Agency/Department: Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

Time Frame: Ongoing

Funding: Application Fees

3. Provide consistent zone districts in appropriate locations to meet the intent of the FDCP Land Use Diagram, goals and policies. The Chart in Chapter VI, Implementation, shall be utilized in the implementation of the FDCP.

Responsible Agency/Department: Planning Department

Time Frame: Concurrent with FDCP adoption

Funding: General Fund

4. The County will support the efforts of the Placer County Economic Development Department to implement the economic development policies of the FDCP.

Responsible Agency/Department: Board of Supervisors/County Executive

Time Frame: Ongoing

Funding: General Fund

Mixed-Use Implementation

In order for the goals and policies of the FDCP to be appropriately implemented in the Mixed-Use areas, the Foresthill Community Design Guidelines have been developed and included in the Plan (refer to Section C, Community Design). These Design Guidelines should be incorporated into the permit review process for all new and redeveloped projects. The nature of individual projects will determine the extent to which the Design Guidelines will be utilized in evaluating any permits for construction of these projects. Other regulations such as the Uniform Building Code, the Uniform Fire Code, the Placer County Zoning Ordinance, the California Environmental Quality Act (CEQA), etc. may affect the final design of projects.

5. Review development projects in Mixed-Use areas for consistency with the vision for each Mixed-Use area.

Responsible Agency/Department: Land Development Departments

Time Frame: Ongoing

Funding: Application Fees

6. Incorporate the Foresthill Community Design Guidelines in the permit review process, and review all development and redevelopment projects in Mixed-Use areas, industrial, commercial, and multiple family residential districts for compliance with the Guidelines.

Responsible Agency/Department: Land Development Departments

Time Frame: Ongoing

Funding: Application Fees

7. Coordinate with State and Federal agencies with lands in the Plan area (U.S. Bureau of Land Management, U.S. Forest Service, U.S. Board of Reclamation, California Department of Parks and Recreation) to encourage and promote their participation in implementing the vision, goals and policies of the FDCP.

Responsible Agency/Department: Planning Department/State and Federal agencies
Time Frame: Ongoing
Funding: General Fund

8. Allocate capital improvement funds to the FDCP area and seek State and Federal grants to construct public improvements (e.g., trails, public parking lots) in accordance with the FDCP.

Responsible Agency/Department: Board of Supervisors/County Executive/Department of Public Works
Time Frame: Ongoing throughout the planning period
Funding: General Fund/Road Fund/Grants

Industrial Implementation

9. The County shall implement the standards of the Placer County Design Guidelines Manual and the design review requirements of the Placer County Zoning Ordinance and the Foresthill Community Design Guidelines in order to assure that the Foresthill Divide Community Plan goals, policies and standards related to site design and architectural standards are adhered to.

Responsibility: Design/Site Review Committee (staff)
Design Review Committee (appointed)
Time Frame: Ongoing
Funding: Developer Fees and General Fund

C. COMMUNITY DESIGN

I. PURPOSE

The Community Design section of the Foresthill Divide Community Plan encourages preservation of the unique features and characteristics which define the Foresthill Divide. This section must be considered in the context of the entire Community Plan. The Land Use, Population and Housing, Open Space, and Transportation/Circulation sections include policies which have an effect on community design.

2. ELEMENTS OF COMMUNITY DESIGN

Community design is about community building. It is broader in scope than the mere appearance of a building. It concerns the built character, order, and psyche of the area. It is the interrelationship of various components (buildings, transportation system, open space, vistas, interaction of humans between each other and the natural environment, heritage, and economics) that, when put together, make up a total community.

Good community design is building communities that are safe for children to walk to school or for the elderly to cross the street. It is how to maintain the downtown as a place where locals, as

well as visitors, want to go. It respects the natural environment as well as economic gain. It creates places for people to feel comfortable with each other and with the built environment.

The Places

From a community design perspective, the Foresthill Divide Community Plan area can be categorized as having several types of places. They include the small rural community of Foresthill, the rural commercial areas of Baker Ranch, Everybody's Inn, Monte Verde, the existing rural residential areas of Todd's Valley and Michigan Bluff, potential future rural residential, scenic roadways, and forests and wildlands, as shown in Figure III-3. Each of these places has its own unique character which should be preserved and enhanced.

The Community of Foresthill has many historic structures that should be maintained and emulated in new development.



Foresthill

The downtown or historic core area of Foresthill is generally bounded by the middle school on the west, the elementary school on the east, Harrison Street on the north, and Lowe Street on the south, as shown in Figure III-4. The design character is a combination of a rural forested small town influenced by its history of gold mining and lumber mills. Victorian homes and commercial buildings are scattered throughout the area, with a concentration of historic commercial buildings near the Main/Foresthill and Soap Street intersection.

Many of the newer buildings reflect the historic and forest nature of the community. Some good examples include Robber's Roost, Foresthill Veterinary Clinic, and Pass Lab. Development opportunities in the downtown core are available through the infill of vacant sites, rehabilitation of existing commercial structures, or the conversion of historic homes to commercial use. In order to enhance the economic viability from recreationalists and tourists, it is important that new development and rehabilitation is of a high quality that respects the historic and cultural character of the community. If the downtown area is successful in attracting new commercial development, parking will continue to be a limiting factor. A good example of off-street parking design can be found in the Foresthill Veterinary Clinic's parking facility; the parking lot is oriented to the rear of the property, conforms to the terrain and is nicely landscaped.



Many newer structures respect the historic character of the downtown core.



Opportunities for new commercial activities exist through new development and rehabilitation.



The parking lot behind Foresthill Veterinary Clinic could set the tone for new off-street parking.

Streetscape improvements are proposed for Main Street and Foresthill Road east of Gold Street. These improvements should utilize and build upon existing features, such as the mini-park next to the PUD office, the planters located west of Soap Street along Main Street, and the historic water troughs in the center area between Foresthill Road and Main Street. These improvements need to enhance pedestrian circulation, especially for children traveling to and from the elementary school. The improvements should also be designed to accommodate equestrians.



Build upon existing features when designing streetscape improvements.

Leroy Botts Memorial Park is located just north of the downtown core. The park is home to the Memorial Hall, a chapel, and the Foresthill Divide Museum. The park is a major attraction for the community as well as visitors. One distraction to the pleasant environment that the park provides is the Placer County Water Agency building and corporation yard. This facility creates a division between various park functions, and architecturally intrudes on the rural ambience.



The Chapel and Foresthill Divide Museum respect the rural character of the community and draw visitors to the area.

To the west of downtown is the former Georgia Pacific Mill site. Proposed reuse of the site includes plans for a new elementary school, a high school, an environmental education center, and a 50± acre industrial park. The site has views to the north of Devils Canyon and a forested perimeter to the north and west. A few old mill buildings remain on the site. One of those buildings has unique architectural style that could be emulated in future development. An important issue that must be addressed in the planning of the mill site is how students will safely access the schools as pedestrians, bicyclists, and motorists.



The Georgia Pacific Mill site offers some unique and challenging development opportunities.

Another distinct area within the community of Foresthill is the west-end or “Canyon Mixed-Use area” west of the Y of Foresthill Road and Main Street to the middle school. Uses include Robber’s Roost, the Post Office, and Worton’s Market, among others. Many of the buildings attempt to convey a historic theme, but are not totally successful. An example is the building in which the Post Office and Placer Sierra Bank are located. It has a western theme front façade, with board-and-batten siding and a wooden canopy, but it is too monolithic; it needs to be broken up into smaller elements to appropriately express the historic building scale and character. On

the south side of the road is a fairly sharp drop-off to the canyon that provides spectacular views. Old mill worker cottages are located south of Foresthill Road, across from the former Georgia Pacific Mill. These cottages could be restored and used as a combination of residential, lodging, office and boutique style retail, similar to the cottages in Graeagle located north of Truckee.



The Canyon Mixed Use Area provides incredible views and the opportunity to reuse several mill worker cottages.

Natural locations for realizing that the visitor has arrived in Foresthill are the intersection of Foresthill Road and Race Track Street on the west, and the St. Joseph's Catholic Church bell on the east. The community's urban edge or boundaries, beyond which no additional development will occur, are the Auburn State Recreation Area and Tahoe National Forest, which limit development activities to the south, east and west. There is no such edge to the north. Commercial development is limited to the Foresthill Road corridor between Worton's Foresthill Grocery on the west and the elementary school on the east.



Two natural entrances into the Community of Foresthill.

Rural Commercial

There are three isolated rural commercial areas in the Foresthill Divide Community Plan area: Baker Ranch, Everybody's Inn, and the Monte Verde Inn. Each has a unique character. The Monte Verde Inn is a converted homestead, now being used as a bed and breakfast. Everybody's

Inn is more of an old roadside bar and grill. Baker Ranch is a 1960s ranch style retail space and pub.



Baker Ranch, Everybody's Inn and Monte Verde are the three rural commercial locations in the Plan area.

Homes in Todd's Valley and Michigan Bluff offer two very different housing types.



Rural Residential

There are essentially two rural residential developments outside of the community of Foresthill: Todd's Valley and Michigan Bluff. Todd's Valley is laid out like a traditional suburban subdivision on one-acre lots with curvilinear streets and cul-de-sacs. The homes are mostly built in the ranch style of architecture. A nice feature of Todd's Valley is that very few of the homes can be seen from Foresthill Road. Michigan Bluff, on the other hand, is a very small historic community with historic Gold Rush and farmhouse types of structures.

A potential development site of 580± acres located just north of the community of Foresthill is zoned for one acre lots (RF-B-40, PD 1.0 Zoning). A Specific Plan could be prepared that incorporates the historic character of the community into the design, and integrates the vehicular, bicycle and pedestrian circulation system into the existing community to the greatest extent possible.

Scenic Roadways

The community has identified the following road segments as scenic roadways: Foresthill Road in the Plan area to Robinson Flat; Mosquito Ridge Road to Robinson Flat Road; and Robinson Flat Road from Mosquito Ridge Road to Foresthill Road. These roads show off some of the area's scenic resources, including its forests and vistas. They are important features in the community, especially in their ability to help attract and maintain a visitor population.



Foresthill Road is one of several identified scenic roadways in the Plan area.

Forest Backdrop

As noted in Planning For Prosperity, a policy document prepared by the Sierra Business Council (1998):

Agricultural and forestlands are critical to the economic health of the Sierra Nevada, not solely or even primarily for the value of the products and jobs they generate directly, but also for the essential contribution they make to the region's

economy as scenic assets. The Sierra Nevada's agricultural lands and forests contribute significantly to the economic wellbeing of our region by drawing new businesses and wealth to our towns and communities, increasing private property values throughout the region, and supporting our tourist economy. Agriculture and forestlands also play a critical role in sustaining healthy natural systems by providing plant and wildlife habitat, migration corridors, watershed protection, and other benefits.

These lands in the Foresthill Divide Community Plan area provide the community with an aesthetic value, as well as an economic benefit.

Scenic Districts and Corridors

The entire segment of Foresthill Road within the Plan area is designated in the Placer County Scenic Highways System. Because of the special scenic qualities of certain portions of the Plan area, including Foresthill Divide Road (which starts at Baker Ranch), those roads traversing these areas are recommended to be protected by special ordinances to enhance scenic viewsheds.

Night Lighting and Signage

The primary sources of light in the Plan area include headlights on the roadway system, particularly Foresthill Road, commercial development, and industrial facilities. Strong sources of light and glare can create a significant nuisance effect on sensitive receptors. Rural residents, who seek the quiet and relative seclusion of the foothill and mountain communities, and who value the historical ambience of the Placer County gold country, are particularly sensitive to the effects of strong light sources. A lighting district has been established in Foresthill, which is limited to the Downtown Historic Area.

The nuisance effect must be weighed against the beneficial, often essential uses of such lighting. These beneficial uses include nighttime security for commercial and industrial locations and certain residential districts; lighting of work areas at facilities that may operate during nighttime hours; and street lighting at key intersections. Notwithstanding the fact that these uses of lighting are beneficial, the unwanted effects on surrounding uses can and should be mitigated through Community Plan policies and standards and, if necessary, Environmental Impact Report (EIR) mitigation measures.

The Placer County Rural Design Guidelines provide one goal regarding lighting that encourages the minimization of artificial lighting on residences, other structures, and along roadways to limit the amount of light pollution. The Guidelines discuss the role of light pollution in rural communities and conclude that even streetlights are not desirable in a rural community. "In the evening, the rural feeling is created by the absence of outdoor lights which allows for the enjoyment of the night sky without interference". The Guidelines recommend techniques designed to minimize light pollution.

Signage can also disrupt the rural experience. However, sensitivity to the rural character should be balanced with signage that will still serve its purpose: to communicate information about the businesses in the area, and the nature and quality of the physical environment. The Placer County Design Guidelines Manual states: “Well-designed signs contribute to the character of a building’s façade while enlivening the streetscape, in addition to communicating information about goods and services of individual businesses”.

3. GOALS AND POLICIES

Goal 3.C.1. Promote, preserve and enhance the forested nature of the Foresthill Divide and rural atmosphere of the Foresthill community by requiring high aesthetic quality in all new development.

Policies

- 3.C.1-1 All new development (including major remodeling and reconstruction) shall be designed in compliance with applicable provisions of the Foresthill Community Design Guidelines, Placer County Rural Design Guidelines and Placer County Design Guidelines Manual.
- 3.C.1-2 Future development proposals shall be submitted to the Foresthill Design Review Committee (Foresthill Forum) to ensure consistency with design standards and community concerns.
- 3.C.1-3 Design commercial, industrial and residential site layouts with the intent of encouraging human interaction, protecting the Divide’s natural resources and providing compatibility with the surrounding environment.
- 3.C.1-4 Design all new development to be compatible with the scale and character of the area. Structures, especially those outside of commercial centers, should be designed and located so that:
 - a. They do not silhouette against the sky above ridgelines or hilltops;
 - b. Roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline;
 - c. They fit the natural terrain, and;
 - d. They utilize building materials, colors, and textures that blend with the natural landscape (e.g., avoid high contrasts).
- 3.C.1-5 The size and scale of all new buildings shall be conducive to maintaining the rural atmosphere of the Foresthill area. The architectural scale of non-residential buildings, as differentiated from size, shall reflect that of the immediate surroundings.
- 3.C.1-6 Provide a pleasant environment as well as safety and shelter to pedestrians.
- 3.C.1-7 New rural and suburban development shall be designed to preserve and maintain the rural mountain character and quality of the area.
- 3.C.1-8 Maintain the historic rural/mountain character of the historic core areas of Foresthill and Michigan Bluff.
- 3.C.1-9 The aesthetic appearance of the open areas, particularly the entrances into the town, shall be improved.

- 3.C.1-10 All new development located at entrances to the community shall be designed to include elements such as signage, landscaping, and appropriate architectural detailing to help establish a distinct identity for Foresthill.
- 3.C.1-11 Protect and enhance the gateway and scenic corridors that bring residents and visitors onto the Foresthill Divide and into Foresthill.
- 3.C.1-12 New projects, outside the commercial core area of Foresthill, shall be required to provide a minimum 50 foot wide landscaped area adjacent to Foresthill Road, Foresthill - Soda Springs Road, and Mosquito Ridge Road, be preserved whenever possible. Existing trees within this landscape area should be saved, or if none exist, new trees shall be planted to fill in the gaps. The use of native evergreens and oaks shall be required. Low growing native ground covers shall be planted beneath these trees.
- 3.C.1-13 Restaurant and Retail Commercial structures, outside of the historic core area of Foresthill, should be located as near to the road right-of-way as is possible, allowing for landscaping and pedestrian circulation. Ideally parking with adequate maneuvering area would be behind or between structures.
- 3.C.1-14 Commercial structures, outside of the historic core area of Foresthill, should incorporate traditional elements and materials.
- 3.C.1-15 Wherever possible an all weather trail (e.g., decomposed granite), roughly parallel to but physically separate from Foresthill Road and Foresthill - Soda Springs Road, shall be provided for pedestrians and motorized traffic.
- 3.C.1-16 Outdoor storage, not related to a residential use, shall be screened from public view.

Goal 3.C.2. Implement the Foresthill Community Design Guidelines, Streetscape Master Plan for Foresthill Road and Main Street within the historic core area of Foresthill.

Policies

- 3.C.2-1 To provide adequate parking in the historic commercial area while respecting and preserving the traditional development patterns by retaining and expanding the existing on-street parking along and between Foresthill Road and Main Street, either as ninety degree or angled parking spaces. This has the added benefit of serving to calm and slow traffic on both streets.
- 3.C.2-2 On site parking should be located to the side or rear of new development. On site parking areas located between the street right of way and the front of the building shall be discouraged so that new development will be consistent with existing development.
- 3.C.2-3 The County shall limit night lighting visible from the exterior of a building and the project's boundaries to that necessary for security, safety, and identification. Night lighting shall also be screened from adjacent residential areas and not be directed in an upward manner or beyond the boundaries of the parcel on which the building is located.
- 3.C.2-4 The County shall preserve existing structures that are more than 50 years old, in the historic core areas of both Foresthill and Michigan Bluff where possible and practical.
- 3.C.2-5 Before the issuance of a demolition permit for any structures in the historic core areas of both Foresthill and Michigan Bluff, the Foresthill Forum (AKA Municipal Advisory Committee) shall review and comment on the proposed demolition.

- 3.C.2-6 New structures built in the historic core area of Foresthill shall incorporate traditional elements and materials, such as covered front porches, false fronts, tall narrow windows, solid wood or brick siding (or visual equivalent) into their design, consistent with the adopted "Historic Design Guidelines" applicable for use on the Foresthill Divide. Design elements such as window lines, roof heights, porch roofs, cornice widths, etc. from adjacent buildings should be carried over and reflected in the design of new structures in order to enhance the continuity and unity of the street.
- 3.C.2-7 The County shall assist the community in the adoption and implementation of Foresthill Community Design Guidelines tailored specifically to the unique needs of the Foresthill Divide.
- 3.C.2-8 Additions to existing structures in the historic core area of Foresthill shall be designed, and use materials to match, the existing building and shall be consistent with the adopted Foresthill Community Design Guidelines applicable for use on the Foresthill Divide.
- 3.C.2-9 When remodeling existing structures in the historic core area of Foresthill every effort shall be made to preserve and/or enhance the historic character of the structure, consistent with the adopted Foresthill Community Design Guidelines applicable for use on the Foresthill Divide.
- 3.C.2-10 New commercial structures built in the historic core area of Foresthill shall be located as close as possible to the front (street) property line.
- 3.C.2-11 Restore the street trees which historically graced the streets of the core area of Foresthill by providing tree wells / planter areas at regular intervals among the on street parking along Foresthill Road and Main Street. Several different species of trees, adapted to use as street trees, and which have canopies of similar size and shape shall be identified for use.
- 3.C.2-12 The historic water tanks located between Main Street and Foresthill Road shall be restored to their original appearance, with or without water as is deemed appropriate from a maintenance perspective.
- 3.C.2-13 The County shall install brick or stamped concrete crosswalks at both ends of the historic core area of Foresthill, and at the intersections of Gold Street with both Foresthill Road and Main Street. This texture change in the road surface will serve to both slow traffic and let travelers know that they have arrived.
- 3.C.2-14 A walkway shall be constructed along the north side of Foresthill Road and the south side of Main Street within the historic core area of Foresthill. This walkway shall connect to and be the same width as the surviving portions of the historic boardwalk (in front of the Odd Fellows Building and the Foresthill Lodge). The walkway should be constructed of a durable material such as brick or stamped concrete.
- Goal 3.C.3. Ensure that development projects complement the rural nature of the Foresthill Divide by minimizing the visual impact of man made features on the rural landscape.**

Policies

- 3.C.3-1 Rural residential and rural estate projects in the Plan area shall conform to and implement the *Placer County Rural Design Guidelines*.
- 3.C.3-2 Landscaping shall be used to reduce the visual impact of all structures, including solid fences. Native vegetation should dominate where possible. Where existing vegetation is inadequate, the use

of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open space.

- 3.C.3-3 Where natural features are not available, landscaped buffer areas shall be created to minimize the adverse effects between adjacent uses.
- 3.C.3-4 The design of any new road or major road improvement project within Foresthill shall maintain the scenic and rural qualities of the area. Such design shall minimize impacts upon natural resources, agricultural lands and historic sites.
- 3.C.3-5 The use of solid fences around property shall be discouraged.
- 3.C.3-6 New lighting that shines onto adjacent properties or into the night sky shall not be permitted. The modification/removal of existing outdoor lighting of that type shall be encouraged.

Goal 3.C.4. Reduce visual clutter of overhead utility lines in the historic core area of Foresthill.

Policies

- 3.C.4-1 Overhead utility lines in the historic core area shall be consolidated, relocated and/or undergrounded. The County shall work with the applicable utilities to identify and obtain funds to implement this objective.
- 3.C.4-2 Whenever possible, new or replacement power hook-ups shall be brought to the rear of the structure instead of the front.

Goal 3.C.5. Provide for the signage needs of businesses on the Foresthill Divide while preserving the unique rural mountain character of the area and creating a "level playing field" for all businesses.

Policies

- 3.C.5-1 No internally illuminated signs shall be permitted within the Plan area. All signs shall be externally illuminated and otherwise consistent with the applicable design guidelines, if any.
- 3.C.5-2 Signage outside of commercial areas shall be discouraged. Signage along designated scenic corridors shall be limited to those necessary for public safety.

Goal 3.C.6. Preserve and protect the existing architectural and cultural features which give Foresthill its unique rural mountain identity.

Policies

- 3.C.6-1 The subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully designed to preserve these structures and, where appropriate, utilize them as a focal point of neighborhood/community design.
- 3.C.6-2 Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.

Goal 3.C.7. Take advantage of the best energy technology to maximize the energy efficiency of all buildings and structures.

Policies

- 3.C.7-1 Future land development projects shall promote energy and resource conservation, especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.

Goal 3.C.8. Create residential development which complements the rural surroundings, demonstrates an appreciation of natural open space areas, provides opportunities for non-auto transportation alternatives, and accommodates and encourages neighborhood interaction.

Policies

- 3.C.8-1 A neighborhood design plan for residential developments shall be developed that emphasizes pedestrian connectors within neighborhoods as well as between other residential areas. Other themes to be emphasized include small neighborhood parks and school/county transit bus stops, where appropriate.
- 3.C.8-2 Property owners shall be encouraged to leave a pathway adjacent to roadways for pedestrian use.
- 3.C.8-3 Subdivisions shall be designed to provide opportunities for small neighborhood active and passive recreation areas within the project site to complement and work with the community park and recreational facilities.

Goal 3.C.9. Protect the visual and scenic resources of the Foresthill Divide as an important quality-of-life amenity for local residents and as a principal asset in the promotion of recreation and tourism.

Policies

- 3.C.9-1 New development in scenic areas (e.g., river canyons, watersheds, scenic highway corridors, community gateways, ridgelines and steep slopes) outside the commercial core shall be planned in a manner which employs design, construction, and maintenance techniques that:
- Avoid locating structures along ridgelines and steep slopes such that they would be silhouetted from below or from a public road;
 - Incorporate design and screening measures to minimize the visibility of structures and graded areas;
 - Maintain the character and visual quality of the area.
 - Utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.
 - Incorporate landscaping that avoids significant discontinuity in landscaping vegetation between developed areas and adjacent open space or undeveloped areas.
- 3.C.9-2 New development, road construction or reconstruction shall incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:
- Limit cuts and fills;
 - Limit grading to the smallest practical area of land;
 - Limit land exposure to the shortest practical amount of time;
 - Replant graded areas with native or non-invasive exotic species to ensure establishment of plant cover before the next rainy season; and

- e. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.
- 3.C.9-3 New roads, parking, and utilities shall be designed to minimize visual impacts. Unless limited by significant geological or engineering constraints, utilities should be installed underground and roadways and parking areas shall be designed to fit the natural terrain.
- 3.C.9-4 New development on hillsides shall employ design, construction, and maintenance techniques that:
- a. Ensure that development near or on portions of hillsides does not cause or worsen natural hazards such as erosion, sedimentation, fire, or water quality concerns;
 - b. Utilize erosion and sediment control measures including temporary vegetation (native or non-invasive exotic species) sufficient to stabilize disturbed areas;
 - c. Minimize risk to life and property from slope failure, landslides, fire and flooding; and
 - d. Maintain the character and visual quality of the hillside.
- 3.C.9-5 Roads, trails and paths shall be designed and constructed to minimize erosion and other disturbances to the natural terrain and vegetation. Such facilities shall be designed for economical maintenance.
- 3.C.9-6 Roads and other public works projects shall incorporate aesthetic values, as well as utility, safety and economy.

4. IMPLEMENTATION

The Foresthill Community Design Guidelines have been formulated as part of the FDCP and are included in Appendix C of this Plan. These Guidelines are an important long term tool to help implement the FDCP that were conceived by the Foresthill Divide community through the community survey and a series of community workshops and meetings. The intent of these guidelines is to preserve the important asset of the FDCP's historic built environment and guide future design to create buildings worth preserving.

The Guidelines include design criteria for the following areas:

- Historic Downtown Mixed-Use Area
- Mill Site Mixed-Use Area
- Canyon Mixed-Use Area

The Design Guidelines also provide guidance for the following subjects:

- Design Character (Single Family, Multifamily, Commercial, Industrial)
- Materials
- Site Planning
- Pedestrian Connections
- Views
- Landscaping
- Roofs
- Parking

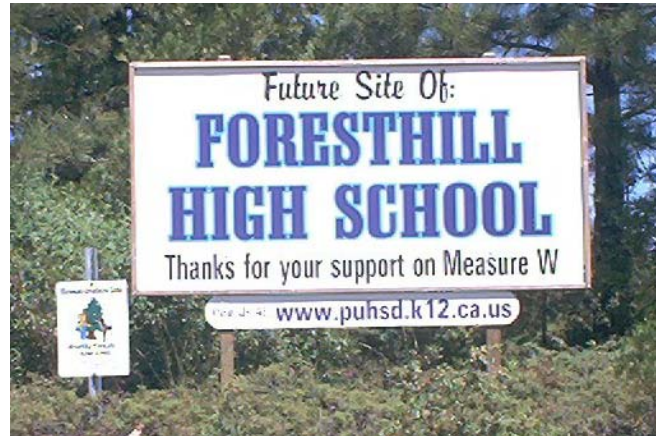
- Utilities and Lighting
- Signs
- Crime Prevention through Design
- Historic Preservation

D. PUBLIC FACILITIES

I. PURPOSE

The purpose of this section of the FDCP is to address the Plan proposals and recommendations for provision of adequate public facilities and services. Placer County, numerous special districts, and State agencies all provide public facilities and services within the Plan area. In addition, many valuable services on the Foresthill Divide are provided by community volunteers.

Existing public services and facilities adequately serve the population, with the exception of schools. The Foresthill Unified School District and Placer Union High School District have experienced over-enrollment, and new high school and elementary school facilities are needed. Sites have been acquired for the new campuses, and construction of the schools is expected to eliminate the current problem.



Water supply for the Plan area is adequate to serve the buildout population; however, expansion of the water treatment facility will be necessary. Septic systems currently meet wastewater treatment needs for the large majority of developments within the Plan area. They will continue to be used for new development unless the density is too high or soil conditions are unacceptable, in which case a community wastewater system would be needed. Development fees and County Facility Fees will be used to fund improvement and expansion of existing public services and facilities.

2. GOALS AND POLICIES

Goal 3.D.1. Ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

Policies

3.D.1-1 New development shall fund its fair share of the construction where such new development requires the construction of new public facilities. Land within newly developing areas shall be dedicated for public facilities, where necessary.

- 3.D.1-2 The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. New development shall not be approved where existing facilities are inadequate unless the following conditions are met:
- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means paid by the developer); and
 - b. The facilities improvements are consistent with applicable facility plans approved by the County or any other applicable agency.
- 3.D.1-3 Self-sufficient and alternative energy sources shall be encouraged with all new development projects.
- Goal 3.D.2. Ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. Development fees generated on the Divide shall be used to provide for public facilities required by new development.**

Policies

- 3.D.2-1 New development shall pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.
- 3.D.2-2 New development shall pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding other than the pre-existing tax base can be identified to offset foregone revenues.
- 3.D.2-3 The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the Foresthill Divide.

Implementation

1. Review development projects for compliance with the goals and policies contained in the Public Facilities section and the entire FDCP.

Responsible Agency/Department: Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors

Time Frame: Ongoing

Funding: Application Fees

2. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs, and their applicability to the proposed development.

Responsible Agency/Department: Department of Public Works/Facility Services Department/Special Districts/ Planning Department

Time Frame: Fiscal Year 2003-2004; Ongoing

Funding: General Fund

3. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels, and consult with LAFCo to monitor service reviews for special districts that serve the FDCP area.

Responsible Agency/Department: County Executive/Department of Public Works/Facility Services Department/Planning Department

Time Frame: Ongoing

Funding: County Service Areas/Road Fund/General Fund

4. The County should prepare a capital improvement plan (CIP) or area facilities plan for the FDCP and update it annually, allocating capital funds to the FDCP area to construct and improve public facilities in accordance with the FDCP.

Responsible Agency/Department: County Executive/Department of Public Works/Planning Department

Time Frame: Ongoing, throughout the planning period

Funding: General Fund/Road Fund/Grants

5. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

Responsible Agency/Department: Project Proponents

Time Frame: Ongoing (letters to be provided prior to final project approval)

Funding: N/A

6. The County shall continue to collect development fees and utilize assessment districts, county service areas, and other financing mechanisms to pay for new capital facilities and expanded services in the FDCP.

Responsible Agency/Department: Department of Public Works/Facility Services Department/ Planning Department/County Executive/County Counsel/Board of Supervisors

Time Frame: Fiscal Year 2003-2004 and ongoing

Funding: Development Fees/New Fees and Assessments/General Fund

7. The County shall maintain fee schedules for new development at levels adequate to fund needed public facilities and services.

Responsible Agency/Department: Department of Public Works/Facility Services Department/Planning Department/County Executive/County Counsel/Board of Supervisors

Time Frame: Ongoing

Funding: General Fund

3. SEWAGE DISPOSAL

There is no community sewer system in the Foresthill Divide Community Plan area; the only community sewerage systems (*i.e.* community leach fields, oxidation ponds) are those serving mobile home parks, two apartment complexes and four houses on one lot. Future growth will continue to be served by septic systems, unless required by the Placer County Environmental Health Services to connect to a community sewer system. Sewer systems may be necessary for development of higher densities that generate high sewage flows or concentrate large quantities of sewage in limited areas.

The effectiveness of septic systems remains limited in some areas by shallow soils, massive granitic rock complexes, and excessive slopes that are characteristic of the Plan area. The FDCP provides that the flat region running through the center of the Plan area be served by individual sewage disposal systems on parcel sizes of 2.3 acres or more. Large areas northwest and southwest of this flat area “are marginal to unacceptable for the proper functioning of individual sewage disposal systems”, and sewage systems should be located on parcels ranging from 4.6 to 20 acres or larger.

There are areas within the Plan area, however, that do not have shallow soils and are suitable for individual septic systems, such as Todd’s Valley. Other areas may be suitable with the use of engineered septic systems. Soil suitability for septic systems has been taken into consideration in development of the FDCP.

Goals and Policies

Goal 3.D.3. Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste.

Policies

- 3.D.3-1 The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.
- 3.D.3-2 The County shall be creative and innovative in reviewing onsite and alternative offsite sewage disposal systems to encourage higher density and mixed uses in the historic downtown core area.
- 3.D.3-3 The County shall continue to use current technically-based criteria in their review and approval of septic tank/leachfield systems and other systems such as graywater and composting toilets for rural development.
- 3.D.3-4 The County shall promote technologies that permit water reuse for irrigation, when public health is not endangered.

Implementation

1. Require that all subdivisions of 100 or more lots utilizing onsite sewage systems be included in a County Service Area Zone of Benefit which provides for the inspection of septic system maintenance, operation and pumping, and which provides monitoring for impacts of such systems upon groundwater.

Responsible Agency/Department: Environmental Health Services (HHS)

Time Frame: Ongoing

Funding: Impact Fees

2. Pursuant to County Ordinance, require that as part of the environmental review process, each new development proposing to use onsite sewage disposal systems be required to provide appropriate soils testing and study, and provide acceptable preliminary onsite sewage disposal system designs.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Permit Fees

3. Encourage the use of engineered septic systems and alternative off-site sewage disposal systems as necessary to meet the requirements of County ordinances and regulations, and to protect groundwater quality.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Permit Fees

4. WATER SUPPLY

Domestic water in the Plan area is principally supplied by two agencies: Foresthill Public Utility District (PUD) and Baker Ranch Water District. The PUD's water treatment facility, located in Foresthill, consists of a direct filtration treatment plant that delivers the supply through a gravity-fed system of 21 inch to 10 inch lines. The treatment facility treats an average of 600,000 to 700,000 gallons per day, with a peak day volume of 1.9 million gallons. The facility has the capacity to treat a maximum 3 million gallons per day. The PUD supplies 900 acre-feet annually of treated/delivered water supply to the current population of 5,600 residents (Reed, pers. comm.). Water supply and transmission facilities will serve the buildout population of 13,500; however, an expanded treatment facility will be needed within the next 10 years to accommodate growth and water treatment in excess of 3 million gallons per day.

The Baker Ranch Mutual Water Company, a private water company, serves the Baker Ranch Mobile Home Park plus an additional 15 to 20 residences. Facilities include a deep well with 125 to 130 gallons per minute (gpm) capacity and a 50,000 gallon storage tank. Water quality is considered excellent.

Goals and Policies

- Goal 3.D.4. Ensure the availability of an adequate and safe water supply (potable and "fire flow") and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply.**

Policies

- 3.D.4-1 All new development shall be required to demonstrate the availability of a long-term, reliable water supply. Written certification from the service provider shall be required that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater.
- 3.D.4-2 The County shall only approve new development based on the following guidelines for water supply:
 - a. Higher density development should rely on public water systems.

- b. Developments containing parcel sizes of one acre or less shall be required to connect to a treated water supply. In cases where parcels are larger than one acre and no public water system exists or can be extended to the property, individual wells may be permitted.

- 3.D.4-3 Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable.
- 3.D.4-4 The County shall require that any new development adjacent to bodies of water that are used as domestic water sources be appropriately set back from the water source and adequately mitigate potential water quality impacts on these water bodies.
- 3.D.4-5 The watersheds of all bodies of water associated with the storage and delivery of domestic water shall be protected by limiting grading, construction of impervious surfaces, application of known toxic/hazardous substances and/or fertilizers and development of septic systems within these watersheds.
- 3.D.4-6 The County shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction;
 - b. Encouraging water-conserving landscaping and other conservation measures;
 - c. Encouraging retrofitting existing development with water-conserving devices; and
 - d. Encouraging water-conserving agricultural irrigation practices.
- 3.D.4-7 The County shall support opportunities for groundwater users that are located in problem areas to convert to surface water supplies.

Goal 3.D.5. The Foresthill Public Utility District shall ensure that adequate treatment and delivery facilities are in place to meet future water demands.

Policies

- 3.D.5-1 The County shall ensure that an adequate quality and quantity of water is delivered to residents of the Foresthill area through continued cooperation with the US Bureau of Reclamation and the Foresthill Public Utility District.
- 3.D.5-2 The County shall discourage establishment of additional water treatment facilities not operated by either PCWA or the Foresthill Public Utility District.
- 3.D.5-3 The Foresthill Public Utility District shall continue to pursue the purchase of Sugar Pine Dam and Reservoir from the US Bureau of Reclamation.
- 3.D.5-4 Provide information regarding water availability to new residential, commercial and industrial projects in the community.

Implementation

1. Before allowing individual wells to be the domestic water source in new developments, require demonstration as part of the environmental review process that groundwater will be a reliable and adequate source of potable water to users. Demonstration methods include test wells, water quality analyses, and (where appropriate) groundwater pumping and modeling.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Permit Fees

2. Wherever groundwater quality fails to meet primary or secondary public drinking water standards, or where groundwater overdraft may occur as a result of proposed uses, treated domestic water shall be required as a condition of approval of new development.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Permit Fees

3. Where study shows that groundwater can likely be used without adversely affecting quality or quantity, require that appropriate monitoring systems be established.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Impact Fees

4. Prohibit wells as the water source for community water systems to serve multiple users in new developments.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Permit Fees

5. Enforce the provisions of Placer County Code Section 19.100e. requiring that wherever a Foresthill PUD or PCWA treated water main exists in proximity to a project, new development shall be required to extend treated water into said development as a condition of approval.

Responsible Agency/Department: Environmental Health Services (HHS)
Time Frame: Ongoing
Funding: Impact Fees

6. As part of the environmental review process, require demonstration that adequate fire flow can be provided to new developments.

Responsible Agency/Department: Planning Department/Placer County Fire District
Time Frame: Ongoing
Funding: Permit Fees

5. EDUCATION/SCHOOLS

The Foresthill Union School District currently is comprised of two schools, both of which are located within the Plan area. Foresthill Elementary School serves grades Kindergarten through 5, and as of August 2000, 428 children were enrolled. Foresthill Divide Middle School serves grades 6 through 8, and August 2000 enrollment totaled 264. Within the Plan area, high school students currently travel to Auburn to attend one of four high schools within the Placer Union High School District. Enrollment in the entire Placer Union High School District totals 4,783 students, of which 350 to 400 high school students lived in the Plan area in October 1999.



Enrollment within both districts exceeds capacity. With a 2000 total of 692 students enrolled in the Foresthill Union School District, enrollment exceeded capacity, although enrollment has dropped from a total of 817 students in 1995. The Placer Union High School District also reported enrollment exceeding capacity. Furthermore, current levels of enrollment create a safety problem in the bus loading area and with overuse of the septic system.

The high school and elementary school districts have jointly purchased a 110-acre site (a portion of the former mill site), of which 40 acres will be occupied by a new high school, 20 acres will be occupied by a new elementary school, and 50 acres will be commonly owned. A bond issue was passed by the voters to build a new high school, which is projected to be occupied by 2004.



Goals and Policies

Goal 3.D.6. Provide the best possible programs and educational facilities to the children of Foresthill.

Policies

3.D.6-1 Before approval of a residential development proposal, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided when the need is generated by the proposed development.

Goal 3.D.7. Provide public schools serving students in grades K-12 that are physically and functionally integrated with their surrounding community.

Policies

3.D.7-1 Schools shall be planned as a focal point of community activity and interrelated with neighborhood retail uses, churches, parks, greenways and off-street paths, whenever possible.

3.D.7-2 New schools should be planned and designed to promote joint-use of facilities. New schools should be planned and designed to promote community use of recreational areas, i.e., fields, hardcourt surfaces, gyms, libraries, community meeting rooms, and emergency centers.

3.D.7-3 New schools should link with planned bikeways, pedestrian paths and other transportation routes, whenever possible.

Goal 3.D.8. Ensure that school facility planning and site acquisition is coordinated between school districts and other local governmental agencies.

Policies

- 3.D.8-1 The school districts serving the Divide should identify all existing and planned school sites and shall incorporate new schools into the overall community design. Due to the limited number of state approved school sites on the Foresthill Divide, the school districts must be involved in the early stages of planning with developers and governmental agencies.
- 3.D.8-2 The Districts' Board of Trustees and the State Department of Education shall approve school sites. Choice of future school sites shall take into consideration such things as access to all utilities and services, including sewer, water, gas, electricity, drainage, and transportation access.
- 3.D.8-3 The County should develop a policy which enhances a school district's ability to acquire school sites such as site reservation and dedication of sites.
- 3.D.8-4 Schools and governmental agencies should consider the joint and reciprocal use of facilities, equipment and personnel resources.

Goal 3.D.9. Create service levels that are equal to or better than State standards for classroom size, school enrollment, safety and school site size.

Policies

- 3.D.9-1 School site designations on land-use plans shall meet or exceed State standards for school land size.
- 3.D.9-2 The adopted Foresthill Union School District Facility and Financing Plan specifies the District's policies for grade configuration, school enrollment size, class size, school site sizes, funding options, and enrollment projections. Before approval by governmental agencies, all new projects should be in accord with the District's Facility and Financing Plan.

Goal 3.D.10. Ensure that school facilities are constructed and completed to coincide with the construction of new residential projects.

Policies

- 3.D.10-1 The County shall encourage all residential developers to consult with the school district early in the planning process.
- 3.D.10-2 Residential rezone, general plan and community plan amendments or other land-use entitlement requests shall not be approved unless accompanied by a finding that school facilities to accommodate projected students consistent with service level standards will be available in a timely manner to serve the project or that the project includes phasing conditions to ensure coordination of residential and school construction consistent with policy.

Goal 3.D.11. Provide adequate funds to construct a high school, elementary schools and remodel existing schools to keep pace with residential growth and changing curriculum needs.

Policies

- 3.D.11-1 The community, County and the school districts will work closely to explore all possibilities for securing adequate funding of new school facilities. This will include the development of local funding mechanisms as well as the utilization of state funds when they are available. Local resources may include the dedication of school sites (controlled land costs), developer fees, development agreements, Mello-Roos, and CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc.
- 3.D.11-2 When the school district has declared impaction and has developed a Facility and Financing Plan, the County will not approve a project until a will serve letter has been obtained by the developer from the school district.
- Goal 3.D.12. Ensure that higher education programs and facilities offered by Sierra College, Placer High School, and other educational agencies are available to the Foresthill area to serve the community's needs.**

Policies

- 3.D.12-1 Consider the joint and reciprocal use of facilities, equipment and personnel resources. "Community Learning Centers" are envisioned as joint-use facilities to be used by the College, businesses, city and community for a variety of purposes.
- 3.D.12-2 Pursue federal, state and private grants for facilities, equipment, special projects, transportation, technology, innovative educational programs and delivery systems and equipment that would enhance the community college system and the high school's adult programs for the residents of the Foresthill Divide.

Implementation

1. School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development in compliance with established service level standards.

Responsible Agency/Department: School Districts
Time Frame: Ongoing
Funding: School Impact Fees/Bond Issues

2. To the extent permitted by State law, the County will consider the availability of adequate school facilities and compliance with the school districts' Facility and Financing Plans when approving new residential development projects.

Responsible Agency/Department: Planning Department/Planning Commission/Board of Supervisors
Time Frame: Ongoing
Funding: Application Fees

3. Ensure land use compatibility and integration between new school sites and surrounding uses.

Responsible Agency/Department: Planning Department
Time Frame: Ongoing
Funding: General Fund/Permit Fees

4. The County will coordinate with the school districts and community college district to promote and encourage joint use of facilities and personnel.

Responsible Agency/Department: County Executive/Department of Public Works/Recreation Department/School Districts

Time Frame: Ongoing

Funding: General Fund/Development Impact Fees

6. FIRE PROTECTION

The urban-wildland interface occurs where development abuts wildlands, and is particularly susceptible to wildfires. Risk of hazard is increased with steep slopes, windy areas, and a hot, dry climate. According to the Placer County General Plan Background Report:

Fire hazards are identified by evaluating the type and amount of fuels, the topography, and climate. Hazards are greatest in areas with a ladder of rapidly ignitable fuels, such as grasses, that are adjacent to hotter and longer-burning fuels such as shrubs and trees. Steep slopes allow fires to preheat vegetation before climbing hillsides, which increases the rate of fire spread. Most fires start between May and October because the hot and dry weather conditions reduce plant moisture and make vegetation more susceptible to burning.

Wildland fires present a serious risk to residents and structures on the Foresthill Divide. The CDF Fire Hazard Severity Classification System was used to map the extreme, high, and moderate fire hazard areas on the Divide. Extreme hazard ratings are located in the steep sloping areas along the North and Middle Forks of the American River. High hazard areas generally exist surrounding the Todd's Valley Subdivision and in the Yankee Jim's area. Moderate rating occurs in the existing townsite of Foresthill and extending north along Foresthill Road to Baker Ranch on the level areas as well as in the Todd's Valley Subdivision.

CDF works with landowners to provide defensible space around structures, and is currently managing a program of mechanical brush removal and tree thinning in the Foresthill area, especially along roads. The purpose of the brush removal and tree thinning program is to reduce the extensive fuel loading which has occurred over the past century due to fire suppression activities. Additionally, CDF, in conjunction with Placer County, offers a service allowing residents to leave piles of cleared brush at the curb for CDF to reduce with a wood chipper.

The USFS Forest Plan Amendment includes fire and fuels management strategies, the goal of which is to alter fire regimes through a program of strategic fire hazard reduction treatments that reduce the potential for severe wildfire effects. Fire suppression capabilities would be enhanced by modifying fire behavior inside the urban wildland intermix zone. In order to influence uncharacteristically severe wildfires, many areas would receive fuel hazard reduction treatments. Treatment areas would be arranged to interrupt fire spread. Fuel reduction treatments are conducted in the urban wildland intermix zone using mechanical treatments, including timber harvest, and under certain conditions, prescribed fire. Presumably, portions of the Plan area that

are adjacent to the Tahoe National Forest would benefit from the fuel reduction activities contemplated in the Forest Plan Amendment.

The Plan area is located in the Foresthill Fire Protection District and the Placer County Fire District. Fire protection within the townsite is currently provided by volunteers of the Foresthill Fire District. The District comprises 72 square miles, of which about 30 percent is in the National Forest. The District has three fire stations, only two of which are active stations. The third structure functions as an equipment storage building.



The Insurance Services Organization (ISO) classifies fire districts by level of hazard on a scale of 1 to 10, with 1 being the best rating. An ISO rating of 9 or 10 is considered standard for unimproved lands. The District maintains a class 6 ISO rating within the area where fire hydrants are available, and a class 9 ISO rating for unimproved lands.



The Foresthill Fire District is currently working on a five-year plan. Although the plan is not completed, there are two predictable generalizations: 1) full buildout will require additional fire stations and facilities, and 2) full-time fire fighter coverage will be necessary for full buildout. Currently, a 48-cent per square foot development fee is assessed upon new development to support fire protection services.

In addition to the Foresthill Fire District, Placer County contracts with the California Department of Forestry (CDF) to provide fire protection in outlying areas identified as State Responsibility Areas.

Goals and Policies

Goal 3.D.13. Protect residents of and visitors to Foresthill from injury, suffering, and loss of life and protect property and watershed resources from fires.

Policies

- 3.D.13-1 The County shall encourage the Foresthill Fire District to maintain the current minimum fire protection standard (expressed as Insurance Service Organization (ISO) ratings) of ISO 6 in areas serviced by hydrants, ISO 8 in areas with no hydrants.
- 3.D.13-2 The County shall encourage the Foresthill Fire District to maintain the following standards (expressed as average response times to emergency calls):

- a. Property: the arrival of the first fire apparatus at the point of need within 3 minutes "run time" 70% of the time and within 6 minutes 100% of the time.
- 3.D.13-3 The County shall encourage the Foresthill Fire District to achieve a response time equal to its run time.
- 3.D.13-4 The County shall require new development to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance that, at a minimum, maintain the above service level standards.
- 3.D.13-5 The County shall work with the Foresthill Fire District to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.
- 3.D.13-6 The County shall work with the Foresthill Fire District to implement ordinances to control fire losses and fire protection costs through fuel reduction management, use of automatic fire detection, control and suppression systems.
- 3.D.13-7 The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.
- 3.D.13-8 The County shall work with the Foresthill Fire District to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually.
- 3.D.13-9 The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances.
- 3.D.13-10 The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation.
- 3.D.13-11 The County shall encourage the modification of vegetation around structures and developments to reduce radiant heat along fire escape routes providing for the safety of residents and fire fighting personnel. Fuel modification will reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation. These areas shall provide (1) increased safety for emergency fire equipment and evacuating civilians; (2) a point of attack or defense from a wildfire; and (3) strategic siting of fuel breaks, fire breaks, and greenbelts.
- 3.D.13-12 The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for a fire safe community, defensible space fire-resistant vegetation, cleared fire breaks and fuel breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas of Foresthill.
- 3.D.13-13 The County shall require that new development meet State, County, and local fire district standards for fire protection.
- 3.D.13-14 The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county, and to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.
- 3.D.13-15 The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.

- 3.D.13-16 The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.
- 3.D.13-17 The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.

Implementation

1. Require new development plans to be submitted to the Foresthill or Placer County Fire District and CDF for review and approval with regard to fire protection and emergency medical response prior to final map approval and/or issuance of certificates of occupancy, as appropriate.

Responsible Agency/Department: Land Development Departments
Time Frame: Ongoing
Funding: Permit Fees
2. Require developers to pay in-lieu fees, dedicate land, or purchase equipment as necessary to ensure adequate fire protection facilities are available as the Plan area builds out.

Responsible Agency/Department: Foresthill Fire District/Placer County Fire District
Time Frame: Ongoing
Funding: Impact Fees
3. Continued provision by CDF of wildlands protection of SRA lands throughout the Plan area, and provision of contract services as needed.

Responsible Agency/Department: Board of Supervisors/CDF
Time Frame: Ongoing
Funding: General Fund
4. Inspect all new construction and remodeling projects for Fire Code compliance prior to issuance of certificates of occupancy.

Responsible Agency/Department: Building Department/Foresthill Fire District/Placer County Fire District
Time Frame: Ongoing
Funding: Permit Fees
5. Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.

Responsible Agency/Department: Building Department/Foresthill Fire District/Placer County Fire District
Time Frame: Ongoing
Funding: Permit Fees
6. Establish training requirements with firefighter certification for paid firefighters and volunteer firefighter certification for on-call firefighters.

Responsible Agency/Department: Foresthill Fire District/Placer County Fire District
Time Frame: Ongoing
Funding: District Funds

7. The County shall make information available in brochures and on its website to educate the public about the need for modification of vegetation around structures, fuel breaks, fire breaks, greenbelts and other structural fire prevention measures.

Responsible Agency/Department: Planning Department
Time Frame: Fiscal Year 2003-2004 and ongoing
Funding: General Fund

7. PUBLIC PROTECTION

The law enforcement needs of the unincorporated Foresthill Divide Community Plan area are served by the Placer County Sheriff's Department. The Department is organized into five divisions, three of which provide services to the Plan area: corrections, coroner, and marshal. The Sheriff's Department also provides patrol and investigation services out of the Foresthill substation. In addition, traffic enforcement and accident investigations in the unincorporated area are provided by the California Highway Patrol. The Sheriff's Department expects to continue to enlist volunteers to help staff the expansion of existing facilities and services.



Goals and Policies

Goal 3.D.14. Provide adequate Sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county.

Policies

- 3.D.14-1 Within the County's overall budgetary constraints, the County shall strive to maintain a staffing ratio (expressed as the ratio of officers to population) of 1:1,000 for the Foresthill Divide.
- 3.D.14-2 The County Sheriff shall strive to maintain the following average response times for emergency calls for service in Foresthill:
 - a. 15 minutes in rural areas
 - b. 20 minutes in remote rural areas

- 3.D.14-3 The County shall continue to encourage volunteer assistance at the Sheriff's Department substation in town.
- 3.D.14-4 Within the County's overall budgetary constraints, the County shall provide Sheriff facilities (including substation space, patrol and other vehicles, necessary equipment, and support personnel) sufficient to maintain the existing service standards.
- 3.D.14-5 The County shall require new development to develop or fund Sheriff facilities that, at a minimum, maintain the existing standards.
- 3.D.14-6 The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.
- 3.D.14-7 New development shall provide for its fair share of medical response services.

Implementation

1. Implement the public protection goals and policies of the FDCP designed to maintain and reduce response time and maintain acceptable Sheriff's Department staffing levels.

Responsible Agency/Department: Sheriff's Department/Board of Supervisors/Land Development Departments
Time Frame: Ongoing
Funding: General Fund
2. Consult with the Placer County Sheriff's Department during the review of new development plans to ensure that public safety design features (e.g., adequate lighting, internal circulation, visibility) are provided.

Responsible Agency/Department: Land Development Departments/Sheriff's Department
Time Frame: Ongoing
Funding: Development Fees
3. Require developers to pay in-lieu fees or purchase equipment as necessary to ensure adequate public protection and emergency medical response facilities are available as the Plan area builds out.

Responsible Agency/Department: Sheriff's Department
Time Frame: Ongoing
Funding: Impact Fees
4. Review development projects for compliance with the "Crime Prevention Through Design" criteria of the Foresthill Community Design Guidelines.

Responsible Agency/Department: Land Development Departments/Sheriff's Department
Time Frame: Ongoing
Funding: Permit Fees

8. DRAINAGE AND WATER QUALITY

Flooding can result in damage to the ecosystem, personal property, and can threaten life. Careful steps should be taken to avoid development in flood-prone areas and construction in flood plains. According to the Placer County General Plan Background Report, flooding due to excessive rainfall can occur in Placer County anytime between November and May. The 1981 Foresthill General Plan states:

Special flood hazard areas have recently been mapped in Placer County by the U.S. Department of Housing and Urban Development. According to their maps there are only two flood hazard zones within the Plan area. The first is the Middle Fork of the American River which serves as the southern boundary for the plan. The second area is the North Fork of the American River running through the western portion of the Plan area within the [formerly] proposed Auburn Dam Take-line.

While the Plan area is prone to seasonal flooding, it is not located within a 100-year flood zone, as determined by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Dam failure presents additional flood hazards. Failure of the French Meadows Dam could threaten an estimated 20 persons and could inundate French Meadows Road and Highway 49 on the North Fork of the American River. Sugar Pine Dam would not threaten persons unless recreationists were in the vicinity at the time of dam failure. Iowa Hill Road, Shirttail Canyon Road, and Yankee Jim's Road could all be inundated.

Goals and Policies

Stormwater Drainage

Goal 3.D.15. Collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.

Policies

- 3.D.15-1 New storm drainage systems shall be designed to be in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*.
- 3.D.15-2 Project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions shall be encouraged.
- 3.D.15-3 Projects that result in significant impacts on the quantity and quality of surface water runoff shall be required to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.
- 3.D.15-4 The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm drains, monitoring of discharges, and implementation of measures to control

pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Environmental Health Services, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).

Flood Protection

Goal 3.D.16. Protect the lives and property of the citizens of the Divide from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

- 3.D.16-1 The County shall require that arterial roadways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.
- 3.D.16-2 The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics under fully-developed, unmitigated runoff conditions.

Goal 3.D.17. Flood management programs shall avoid alteration of waterways and adjacent areas, whenever possible.

Policies

- 3.D.17-1 Develop a drainage plan for the downtown area and prepare maps of this area that delineate drainage patterns and the drainage system of culverts, drop inlets, etc.
- 3.D.17-2 For reasons of safety and to reduce erosion, the County shall eliminate open ditches in the downtown area.

Implementation

1. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

Responsible Agency/Department: Department of Public Works/Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees/General Fund

2. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under State and federal stormwater quality programs.

Responsible Agency/Department: Department of Public Works/Board of Supervisors
Time Frame: Ongoing
Funding: Development Fees/General Fund

3. The County shall make information available in brochures and on its website to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality.

Responsible Agency/Department: Department of Public Works/Flood Control and Water Conservation District/Environmental Health Services (HHS)
Time Frame: Fiscal Year 2003-2004 and ongoing
Funding: General Fund

4. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.

Responsible Agency/Department: Department of Public Works
Time Frame: Ongoing
Funding: Permit Fees

5. The County shall continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding.

Responsible Agency/Department: Planning Department/Department of Public Works
Time Frame: Ongoing
Funding: Permit Fees

6. The County shall develop and adopt a drainage plan for the Core Area for application to new development projects and future capital improvements.

Responsible Agency/Department: Department of Public Works/Board of Supervisors
Time Frame: Fiscal Year 2003-2004 and ongoing
Funding: General Fund/Development Impact Fees

9. PUBLIC UTILITIES

Electrical service is provided to residents within the Plan area by Pacific Gas & Electric Company (PG&E). No natural gas service is provided; however, propane may be used on individual parcels. Telecommunications service is provided by the Foresthill Telephone Company. The FDCP promotes undergrounding of overhead utility lines to reduce visual clutter and enhance the aesthetic appearance of the Plan area.

Goals and Policies

Goal 3.D.18. Provide adequate public utility services consistent with the potential needs of the community.

Policies

- 3.D.18-1 The County shall pursue Rule 28 funding to underground the utilities in the downtown area (i.e., the Forest Service office near the Foresthill Divide Middle School to the California Department of Forestry and Fire Protection facility); the historic core area; and the area between Main Street and Foresthill Road. The County shall determine if the undergrounding project can be piggybacked to other development projects so that expenses can be shared.
- 3.D.18-2 An entity to broker power after electricity deregulation should be developed.
- 3.D.18-3 State of the art communications service should be provided to residents of the Foresthill Divide.
- 3.D.18-4 Developers shall install the latest telephone/communications technology in new projects.

- 3.D.18-5 As the need for larger facilities and expanded service grows and new services are required, efforts should be made to consolidate the different community services in one location.
- 3.D.18-6 As the need for other services arises, the Foresthill Public Utility District should be willing to administer those services if monies become available.
- 3.D.18-7 The provision of public facilities and services shall be limited in important timber areas on the Foresthill Divide.
- 3.D.18-8 Cable television access should be made available to all parcels in the Community Plan area.
- 3.D.18-9 New developments shall be required to provide cable television lines to development parcels.

Implementation

1. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also include adoption of an ordinance for the payment of in-lieu fees where it is infeasible to underground.

Responsible Agency/Department: Department of Public Works
Time Frame: Fiscal Year 2003-2004; Ongoing
Funding: General Fund/Permit Fees/Rule 28 Fees

2. Review new development plans to ensure that state-of-the-art utilities and telecommunications facilities are provided.

Responsible Agency/Department: Department of Public Works/Planning Department
Time Frame: Ongoing
Funding: Permit Fees

10. OTHER PUBLIC SERVICES

Health Services

Limited health and medical services are available in Foresthill. Medical attention is available through Foresthill Medical Center; dentistry and chiropractic services are also available in the Plan area. Emergency care and birthing services are provided through larger hospitals such as Auburn Faith Hospital in north Auburn and Sutter Roseville Hospital located in east Roseville. Ambulance service in the Plan area is provided by AMR ambulance service out of Auburn (under contract with Placer County) and the Safety Club, a volunteer organization that provides emergency medical response to the community. Med-evac helicopters (Cal Star, under contract with Placer County) can land, as necessary, at the schools, ball fields, and on Foresthill Road.

Solid Waste

Auburn Placer Disposal Service operates a transfer station on Patent Road in Foresthill that accommodates 90 cubic yards per day. It is open on Fridays, Saturdays, Sundays and Mondays.

Residents are required to subscribe to Auburn Placer Disposal Service, and curbside pickup is available. Waste is transferred to the County's Western Regional Landfill near Roseville.

Other Government Services

Additional services available in the Plan area include, but are not limited to, County library services and social services. A general government Facility Fee is assessed and collected by the Placer County Building Department on new construction to assist in funding general government services.

The Placer County Library operates a 1,500 square foot branch facility in Foresthill that includes approximately 10,700 volumes. Computer terminals are available in the library to access the entire County library system and provide Internet access.

The Placer County Department of Health and Human Services (HHS) provides services to all residents of Placer County. According to the Placer County General Plan Background Report, the welfare case load has been increasing in absolute terms, but has decreased as a percentage of total County population over the same period of time. The Health Department has increased service levels to provide perinatal care, AIDS education, cancer risk reduction, an anti-smoking campaign, and the Women, Infants, and Children (WIC) Program.

Goals and Policies

Cemeteries

Goal 3.D.19. Ensure existing and future maintenance and security requirements of the many cemeteries in the community.

Policies

3.D.19-1 The County shall encourage and assist the community in their efforts to form a cemetery district.

3.D.19-2 The community shall acquire control of the local cemeteries and work to provide ongoing operations and maintenance.

3.D.19-3 The County shall identify the availability and locations of new land areas for the expansion of existing cemeteries and shall acquire such public land as it becomes available for such use.

Library

Goal 3.D.20. Ensure the continued operation and expansion of facilities and services of the community library.

Policies

3.D.20-1 The library should be more accessible to the public and should include additional morning and evening hours.

- 3.D.20-2 The library should serve as a technology center, providing potential interactive capabilities through the use of public computers.
- 3.D.20-3 The library should be located within the historic core area of Foresthill. Cooperative community use shall be encouraged with the high school library resources.
- 3.D.20-4 The County shall ensure that library facilities are provided to current and future residents on the Foresthill Divide. New development shall be required to fund its share of library facilities. In addition to the monies generated by new development, the community should seek new funding sources and/or funding increases to meet the increased demand on library services and facilities.

Postal Facilities

Goal 3.D.21. Ensure adequate postal facilities and mail delivery services to the community.

Policies

- 3.D.21-1 The Post Office shall be located within the core area, preferably within the historic core area.
- 3.D.21-2 The Post Office should implement the following to enhance the services provided to the community:
- Provide for mail drop-off boxes at various convenient locations on the Divide;
 - Extend the hours of operation during weekdays and Saturdays; and
 - Retain centralized services rather than the use of a mechanized substation.

Solid Waste

Goal 3.D.22. Ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

Policies

- 3.D.22-1 The County shall require waste collection in all new urban and suburban development.
- 3.D.22-2 The County shall promote maximum use of solid waste source reduction, recycling, composting and environmentally-safe transformation of wastes.
- 3.D.22-3 The County shall ensure that the transfer station is buffered from incompatible development.
- 3.D.22-4 The County shall require that all new development comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.
- 3.D.22-5 The County shall develop an educational campaign designed to inform the community of the various services available (e.g., hazardous materials disposal, recycling, etc.) and offer incentives for the use of these services.
- 3.D.22-6 The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

Implementation

1. The County will work with LAFCO to explore the feasibility of forming a public cemetery district within the Plan area.

Responsible Agency/Department: County Executive/County Counsel/LAFCO
Time Frame: Fiscal Year 2004-2005
Funding: General Fund

2. The County will explore placing on the ballot a special tax measure to fund expanded library services and facilities within the Plan area.

Responsible Agency/Department: Board of Supervisors/County Executive/County Counsel
Time Frame: Fiscal Year 2003-2004
Funding: General Fund

3. The Foresthill Forum (MAC) will seek to work cooperatively with the U.S. Postal Service to implement the goals and policies of the FDCP.

Responsible Agency/Department: Foresthill Forum
Time Frame: Ongoing
Funding: Volunteer Time

4. The County shall adopt an ordinance requiring refuse collection in all new urban and suburban development in the Plan area.

Responsible Agency/Department: Board of Supervisors/Department of Public Works
Time Frame: Fiscal Year 2003-2004
Funding: Franchise Fees

5. The County shall make information available in brochures and on its website to promote solid waste source reduction, recycling, composting, hazardous materials disposal, and purchase of recycled products by residents and businesses.

Responsible Agency/Department: Department of Public Works
Time Frame: Fiscal Year 2003-2004 and ongoing
Funding: Franchise Fees

6. Review new development proposals in proximity to the transfer station to ensure it does not adversely affect, or would not be adversely affected by, operation of the transfer station.

Responsible Agency/Department: Land Development Departments/Foresthill Forum (MAC)/Planning Commission/Board of Supervisors
Time Frame: Ongoing
Funding: Permit Fees

E. PARKS AND RECREATION

I. PURPOSE

Parks and recreation are an important part of the quality of life in the Foresthill Divide. The purpose of the Parks and Recreation section is to ensure that adequate recreation facilities are provided to both the residents of and visitors to the Plan area. This includes both “passive” recreational facilities (such as open space and picnic areas) and “active” facilities (such as ball fields). Trails for pedestrians, equestrians, and bicyclists are an important feature of the Plan area, and are heavily used both by local residents and visitors. Increasing connections between trails and filling in existing gaps in the trail network are a theme of the FDCP.



Rural living is natural and unstructured in comparison to urban lifestyles and the amenities that accompany urban lifestyles. In terms of recreation, rural communities are more likely to appreciate and utilize open space and “passive” recreational opportunities. Passive recreation is by no means passive in nature, but is distinguished from improved parklands and recreational facilities such as basketball and tennis courts, baseball and soccer fields, skate ramps, and swimming pools. Passive recreation includes boating, hiking, camping, picnicking, horseback riding, snowshoeing, and cross-country skiing. Passive recreation is considerably less infrastructure-intensive, and generally less intrusive on the natural environment.

Development of new linkages between trails and connecting trail systems have been identified as a priority in the FDCP. Existing public utility easements are one potential resource for creating such linkages.

2. EXISTING PARK AND RECREATION FACILITIES AND PROGRAMS

Forest Recreation

There is both high demand for and high availability of passive recreational opportunities on the Foresthill Divide. The Tahoe National Forest is laced with trails for use by pedestrians, equestrians, bicyclists, and off-road vehicle enthusiasts. The Foresthill Trail Alliance is active in the maintenance and acquisition of trails within more populated areas of the Foresthill Divide. The Community Plan Team has indicated that there is a need and desire for more developed recreational facilities in the Plan area.

Residents of the Plan area have access to a variety of outstanding regional recreational opportunities. The proximity of U.S. Forest Service (USFS) lands, U.S. Bureau of Land Management (BLM) lands, and U.S. Bureau of Reclamation (BOR) lands provides residents and

visitors with areas for hiking, boating, fishing, off-highway vehicle (OHV) usage, swimming, and camping. Within the Plan area, Sugar Pine Reservoir, Big Reservoir (Morning Star Reservoir), and Oxbow Recreation Area are federally owned recreation areas that offer camping, boating, winter recreation, hiking, and OHV facilities. These locations and facilities are summarized in Table 3.E-1, along with recreational facilities located outside but near the Plan area that are used by residents of the Divide, and have access through the Plan area. The North



and Middle Fork American River supports a large commercial rafting business during the summer months, bringing significant volumes of traffic through the community of Foresthill. Due to the proximity to publicly owned lands, including the Granite Chief Wilderness, Foresthill has tremendous potential as a “take-off” point to back-country lakes and recreation areas.

Auburn State Recreation Area (SRA) is located within the westernmost portion of the Plan area, along the North and Middle Fork of the American River extending east from Auburn. The SRA covers over 35,000 acres, and includes Lake Clementine and 13 other areas with fully developed facilities for environmental education, camping, boating, mountain biking, whitewater rafting, gold-panning, OHV riding, and hiking. The Auburn SRA is administered by the California Department of Parks and Recreation under a contract with the U.S. Bureau of Reclamation.

Community Recreation

Closer to the community of Foresthill, residents can enjoy a small variety of recreational opportunities. All organized recreational programs in the community are operated and managed by volunteer boards. Foresthill Community Park (Leroy E. Botts Memorial Park) is a 15 acre community park located on Harrison Street between Church Street and Gold Street. The park facilities are heavily used, especially on weekends. Park facilities include softball and baseball fields, a tot lot, picnic area, horseshoe pits, restrooms, a gazebo and barbecue pit. There is a public swimming pool that is operated by volunteers but which has substantial maintenance needs. Within the Todd’s Valley area, there are 41.1 acres of unimproved parklands. The Todd’s Valley Pond is a 26.7 acre site that includes a fishing pond. Two additional park sites located in the Plan area are unmaintained, unimproved open space totaling 14.4 acres. Foresthill Elementary School and Foresthill Divide Middle School, 6 acres and 16 acres respectively, provide additional open space and fields that are widely used after hours for community sports programs.

As the Foresthill Divide continues to grow with anticipated increases in population, recreation will continue to be an important and necessary part of the rural mountain lifestyle and visitor experience. The new Foresthill High School site and the adjacent elementary school site will contribute an additional 30 acres to community recreation facilities. Consideration should be

given to the expansion of recreational opportunities and facilities, including the management of recreation within the Plan area. There have been community-driven proposals to form a Foresthill Recreation District to be managed by the Foresthill PUD through a joint powers agreement between the PUD and the elementary school district. Identification of a stable funding source to operate and maintain facilities, as well as deferred maintenance costs, is essential to the establishment of a viable JPA. A locally managed Recreation District could greatly benefit the community as it absorbs new growth.

Trails

The Foresthill Divide Community Plan area offers an extensive, multi-use trail system that provides recreational opportunities for those enjoying hiking, biking, running, horseback riding and cross-country skiing. Trails are concentrated along the Middle and North Fork of the American River, and northeast of Foresthill within the Tahoe National Forest.



The trail system in the Plan area is strongly supported and widely used by residents and visitors alike. The community survey conducted for the Foresthill Divide Community Plan indicated that trails and trail access are a high priority to local residents. The rural community character is complemented by a network of trails that provides residents with opportunities for recreation and a pleasant alternative to motorized transportation. According to the Forest Service, some of the trails have been used for thousands of years by Indians and, in more recent times, by miners traveling to and from their claims. Trails are an integral part of the Foresthill Divide and have historical, cultural, and recreational importance.

Forest Service trails on the Foresthill Divide are under the jurisdiction of the Foresthill Ranger District and are maintained by the Tahoe National Forest. As shown in Table 3.E-2, the Forest Service trail system offers over 30 miles of trails for recreational use within the Plan area. Many of the trails are available to equestrians and mountain bikers as well as hikers, and are located in the French Meadows and North Fork of the American River areas.

Table 3.E-I Summary of Recreational Areas and Facilities In or Near the Plan Area

Recreation Area	Acreage	Campground	Boating/ Fishing	Swimming	Picnic Area	Gold Panning	Trails	Sports Fields	OHV Area
Auburn State Recreation Area	35,000	X	X	X	X	X	X		X
Big Reservoir Area/Morning Star	N/A	X	X				X		
Big Trees Grove*	N/A				X		X		
China Wall Recreation Area*	N/A						X		X
Foresthill Elementary School	6							X	
Foresthill Community Park (Leroy E. Botts)	15				X			X	
Foresthill Middle School	16							X	
Sugar Pine Reservoir	N/A	X	X	X			X		
Todd's Valley Pond and 2 sites	41.1		X				X		
French Meadows*/Hellhole Reservoir*		X	X				X		
Poppy Campground		X							
Giant Gap		X							
Shirttail Creek		X							

*Located outside Plan area
Source: Quad Knopf, 2000.

Table 3.E-2 Trails On or Near the Foresthill Divide

TRAIL	LENGTH	LOCATION
American River Trail	7.6 mi.	Tahoe National Forest, North Fork American River Area
Beacroft Trail	2 1/4 mi.	Tahoe National Forest, North Fork American River Area
Big Trees Interpretive Trail	3/8 mi.	Tahoe National Forest, Foresthill Area
Codfish Falls Trail	3 mi.	Ponderosa Way Bridge along North Fork American River
Confluence Trail	1.8 mi.	Mammoth Bar Rd. to the Confluence
Euchre Bar Trail	7.5 mi.	Tahoe National Forest, North Fork American River Area
Fire Break Trail	1.5 mi.	Lake Clementine Rd. to east end of Foresthill Bridge
Forest View Trail	1.5 mi.	Tahoe National Forest, Foresthill Area
Green Valley Trail	2 1/4 mi.	Tahoe National Forest, North Fork American River Area
Italian Bar Trail	2.3 mi.	Tahoe National Forest, North Fork American River Area
Olmstead Loop Trail	8.5 mi.	Starts at Firehouse in Cool (ptn. in El Dorado Co.)
Lower half of CA St.	9 mi	between Peachstone Trail and bottom of Driver's Flat Rd.
Lower McKeon-Ponderosa Trail	3 mi.	from gate to the Middle Fork
McGuire Trail (segment of WST)	3 7/8 mi.	Tahoe National Forest, French Meadows Area
McKeon-Ponderosa Loop Trail	3 mi.	Starts below White Oak Flat
Michigan Bluff to Deadwood Trail	6 mi.	Tahoe National Forest, Foresthill Area
Mosquito Ridge Trail	1.25 mi.	Tahoe National Forest, Foresthill Area
Mumford Bar Trail	3 1/4 mi.	Tahoe National Forest, North Fork American River Area
Mumford Bar Trail	12 mi.	10 miles North of Foresthill
North Fork of the Middle Fork Trail	1.1 mi.	Tahoe National Forest, Mosquito Ridge area
Old Lake Clementine Trail	1.7 mi.	Old Foresthill Road Bridge to Lake Clementine Rd.
Pointed Rocks Trail	1.4 mi.	No Hands Bridge towards Cool to Knickerbocker Area
Quarry Road Trail	5.6 mi.	Hwy 49 Bridge to Main Bar on Middle Fork (ptn. El Dorado Co.)
Sailor Flat Trail	3.3 mi.	Tahoe National Forest, North Fork American River Area
Stagecoach Trail	1.8 mi.	Auburn to Old Foresthill Bridge, along North Fork
Todd's Valley Trail	2 mi.	Todd's Valley Area
Upper half of CA St.	9 mi	between Foresthill and Peachstone Trail
Volcano Canyon (segment of WST)	6 mi.	between Michigan Bluff and Foresthill
Western States Trail (WST)	100 mi.	Squaw Valley to Auburn

Source: Foresthill Trails Alliance, National Forest Service, California Dept. of Parks and Recreation.

In addition to federally managed and maintained trails, private roads and logging roads provide opportunities for trail-related recreation. The Foresthill Trails Alliance (FTA), a non-profit community organization that acquires and preserves trails on the Foresthill Divide, works to secure easements through public and private property in support of a regional trails system. The FTA promotes legislation to permanently preserve and protect established and new trails. The FTA maintains portions of the 100-mile Western States Trail that runs from Squaw Valley to Auburn. A world-class running event and a world-class equestrian event are held along the Western States trail every summer. Continued access to this trail is very important to residents of the Divide. The Auburn Placer Disposal Service transfer station site could also be utilized as a staging area, providing additional access to the trail.

Strong community support in combination with the leadership of the FTA has helped with maintenance of existing trails and the development of additional trails. Identification of additional trails and their maintenance are a high priority among local residents. The 10-mile Foresthill Divide Loop trail was completed in 1999 with the help of volunteer community labor. That trail, managed by State Parks, is located on BOR land that was acquired for the Auburn Dam, a project that has never been constructed. The trail parallels both sides of Foresthill Road. A new 3-mile multi-use trail segment has been constructed that extends the trail towards Auburn from Lower Lake Clementine Road. Currently referred to as the “connector trail”, a formal name has not yet been designated by State Parks.

The County and State Parks are working with interested groups to develop a plan for the first phase of an ambitious trail project called the “Capital to Capital trail” that would eventually provide a trail route from Sacramento to Carson City. The first phase is an 8-mile multi-use trail segment from the confluence of the American River to Ponderosa Road along the North Fork of the American River. The FTA is in favor of building the trail and hoping a route can be found that minimizes any environmental impact.

The Monte Verde Estates development has constructed a trail segment through the development that provides access to public land. Currently this trail segment ends at the fence at the border of the public land. FTA is working with State Parks to try to eventually link to a further extension of the Foresthill Divide Loop Trail behind the Monte Verde Estates development.

Additional momentum exists to expand the trail system by creating a trail staging area at the Foresthill Landfill site. The staging area would provide multi-use recreation facilities at the former landfill site. Limited public use of the landfill site is a creative solution to the closure of a solid waste facility, and would be an asset to the existing trail system on the Foresthill Divide. Development of a plan for the conversion of the landfill to limited public use should be done in conjunction with the development of the Foresthill Divide Community Plan.

An informal network of trails also exists in the Foresthill community and in Todd’s Valley/McKeon-Ponderosa Road. In Foresthill, a trail exists along some portions of Foresthill Road, although it is not continuous.

Over 50 miles of old mining ditches remain on the Foresthill Divide from hydraulic mining and drift mining practices of the 1800’s. The Foresthill Historical Society has inventoried 55 ditches, and noted that “the mining ditches might be good sites for potential trails since they usually are on mostly flat routes and are of great historical interest”. The construction of trails alongside the ditches would enhance the existing trail system, preserve areas of historical interest, and facilitate pedestrian connectivity within the community.

Policies and programs relevant to the development of a trail system are located in the Placer County General Plan and the Placer County Trails Master Plan.

3. GOALS AND POLICIES

Goal 3.E.1. Provide recreation facilities/opportunities for the residents of the Plan area.

Policies

- 3.E.1-1 The County shall strive to achieve and maintain a standard of 5 acres of improved parkland and 5 acres of passive recreation area or open space per 1,000 population.
- 3.E.1-2 In accordance with the park development standards, the County shall strive to achieve the following park facility standards:
 - a. 1 tennis court per 2,000 residents
 - b. 1 swimming pool in the Plan area
 - c. 1 community center in the Plan area
 - d. 1 softball field per 5,000 residents
 - e. 1 basketball court per 5,000 residents
 - f. 1 neighborhood park per elementary school neighborhood
 - g. 1 community park per community
 - h. 1 volleyball court per 5,000 residents
- 3.E.1-3 The County shall require the dedication of land and/or payment of fees, in accordance with state law (Quimby Act), to ensure funding for the acquisition and development of public recreation facilities. The fees are to be set and adjusted as necessary to provide for a level of funding that meets the actual cost to provide for all of the public parkland and park development needs generated by new development.
- 3.E.1-4 The County shall ensure that park design is appropriate to the recreational needs and, where feasible, provides access capabilities to all residents, employees, and visitors of Placer County.
- 3.E.1-5 The County shall require the inclusion of new subdivision lands in a type of financing district (such as a County Service Area or Landscape and Lighting District) to generate sufficient funds to operate and maintain new public park facilities provided in the area.

Goal 3.E.2. Develop and maintain centralized recreational facilities providing a variety of parks and programs to serve the needs of present and future residents and visitors.

Policies

- 3.E.2-1 New residential development shall provide park facilities in accordance with Placer County standards. The creation of community parks (15+ ac.) is more desirable than several small, isolated facilities.
- 3.E.2-2 The Foresthill Divide has an abundance of public passive open space and outdoor recreational opportunities and facilities, i.e., Tahoe National Forest and Auburn State Recreation Area. Development dedication fees would be more appropriately used for development of new parks, facilities or easements for new trails. By way of implementation of the Park Dedication Ordinance (Quimby Act), “in-lieu” fees or construction of desired recreation facilities shall be given priority over acquisition/acceptance of land.
- 3.E.2-3 Expand the powers of the Foresthill Public Utility District, or pursue the creation of a local recreation district to provide public services, administer and generate funds for the acquisition, development and maintenance of parks and recreational programs. The implementation of this policy is a high priority of the community.

- 3.E.2-4 Encourage expansion of the Joint Powers Agreement between Placer County, the Foresthill Union School District, Placer Union High School District and a Local Recreation District, if so approved, to provide recreational facilities and programs for the community. Some possibilities of this program would be the development of the new High School-Elementary School site, jointly funding the development of ballfields, swimming pool complex, a stadium, auditorium and a library-computer complex.
- 3.E.2-5 Coordinate and promote recreation programs provided by the U.S. Forest Service, State Parks and any other public agencies. An example is China Wall, a cooperative project of the U.S. Forest Service, State of California Green Sticker Fund and the Placer County Department of Public Works.
- 3.E.2-6 Support and coordinate with volunteer groups that assist with providing recreational facilities and programs.

Goal 3.E.3. Encourage and support the development of private recreational opportunities and facilities. Identify and ensure adequate land properly zoned for this use within the community.

Policies

- 3.E.3-1 Encourage the development of private campgrounds and recreational vehicle parks where appropriate.
- 3.E.3-2 Encourage local private enterprise to develop and implement other private recreational facilities and/or programs.

Goal 3.E.4. Develop a system of interconnected hiking, riding and bike trails suitable for active recreation, transportation and circulation from the confluence of the American River to Sugar Pine Reservoir. Trails are a high priority within the Foresthill Community Plan area.

Policies

- 3.E.4-1 Provide trails linking together school facilities, parks, community buildings and other public and commercial areas within and between residential developments.
- 3.E.4-2 Provide links to a major countywide trail system.
- 3.E.4-3 Use public utility corridors such as power line easements, water district easements and other roadways whenever possible when planning and constructing new trails.
- 3.E.4-4 Require proponents of new development to dedicate right-of-way and/or construct segments of trail linking the development to existing and planned trails. Trails could serve as required passive open space (see Placer County Trail Development Policy).
- 3.E.4-5 Trails shall be separated from the traveled roadway whenever possible by curbs, barriers, landscaping and spatial distance. Safety is a high priority, also with emphasis on aesthetics.
- 3.E.4-6 Explore methods of providing off-highway vehicle (OHV) use, particularly to the youth of the community.
- 3.E.4-7 Develop a Trails Master Plan of all trails currently in use in the Plan area, indicating public and private property-dedicated easements. Also identify staging areas -- provide signs and maps.

Goal 3.E.5. Acquire additional open space in the Plan area.

Policies

- 3.E.5-1 The County, or a local recreation district, shall pursue all opportunities for the acquisition of surplus Federal or State lands for recreation.

4. IMPLEMENTATION

1. Review development projects for compliance with the goals and policies in the Parks and Recreation section and throughout the FDCP.

Responsible Agency/Department: Parks Department/Foresthill Forum (MAC)/Planning Commission/
Board of Supervisors

Time Frame: Ongoing

Funding: Application Fees

2. The County shall consider preparation of a countywide park and recreation master plan to identify areas, including the Plan area, suitable for park and trail acquisition and development (including surplus State or Federal lands) and provide background information and a policy framework for implementation by cooperating agencies.

Responsible Agency/Department: Parks Department

Time Frame: Ongoing

Funding: As funds are available

3. Quimby Act fees collected on new development in the Plan area will be used within the Plan area for development of new parks, facilities or easements for new trails.

Responsible Agency/Department: Parks Department

Time Frame: Ongoing

Funding: Quimby Act Fees

4. New funding sources will be explored by the County for park and trail facilities and maintenance within the Plan area, including park impact fees, formation of a County Service Area, and/or landscape and lighting district(s).

Responsible Agency/Department: County Executive/County Counsel/Parks Department

Time Frame: Fiscal Year 2003-2004 and ongoing

Funding: General Fund (to be reimbursed by fees if collected and available)

5. The County and the Foresthill PUD will work with LAFCO to explore the feasibility of forming a recreation district or empowering the PUD to provide recreation services and programs and to acquire, develop and maintain parks.

Responsible Agency/Department: Parks Department/Foresthill PUD/LAFCO

Time Frame: Fiscal Year 2003-2004

Funding: General Fund

6. The County shall work with the Foresthill Unified School District, Placer Union High School District (and a new recreation district, if one is formed) to expand the existing Joint Powers Agreement to provide recreational facilities and programs in the Plan area.

Responsible Agency/Department: Parks Department/School Districts
Time Frame: Fiscal Year 2004-2005
Funding: General Fund

7. The County shall make information available on its website to promote recreation programs provided by other agencies (U.S. Forest Service, State Department of Parks and Recreation) and local volunteer groups within the Plan area.

Responsible Agency/Department: Parks Department
Time Frame: Fiscal Year 2003-2004
Funding: General Fund

8. The County should prepare and periodically update a trails plan in conjunction with the FDCP update. The trails plan should designate trail components for equestrians, hikers, and cyclists; contain trail design, access, and construction standards; establish specific plan lines for trails; and identify financing options.

Responsible Agency/Department: Parks Department/Planning Department
Time Frame: Ongoing
Funding: General Fund

9. Review new trail construction for consistency with the County's Trail Construction Guidelines, as contained in the Placer County Trails Master Plan (see Appendix B2).

Responsible Agency/Department: Development Review Committee/Parks Department
Time Frame: Ongoing
Funding: Permit Fees

10. As new development occurs, the County will require dedication of rights-of-way and/or the actual construction of trail segments identified in the FDCP which are affected by the development project.

Responsible Agency/Department: Development Review Committee
Time Frame: Ongoing
Funding: Permit Fees

11. When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project to the extent feasible.

Responsible Agency/Department: Caltrans/Department of Public Works
Time Frame: Ongoing
Funding: Road Fund